

SAN ANTONIO PLANNING COMMISSION AGENDA



March 11, 2009



2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- River Tour Agenda to be discussed

2. 2:00 P.M.— Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 080399 **Anaqua Ranch, Unit 1-B PUD*** **OCL 446 B-7**
(South of Anaqua Springs Road, west of Toutant Beauregard Road)

REPLATS:

B. 080411 **McCombs Toyota @ 35** **10 553 D-3**
(On the north side of Randolph Boulevard at Weimer)

C. 080569 **Hess Market Center** **9 550 A-5**
(On the north side of Lock-Hill Selma Road, east of Winston)

D. 090046 **Westover Hills, Unit 39** **6 578 C-5**
(On the east side of Rogers Road, north of Wiseman Boulevard)

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-9 HELD ABOVE:

- | | | | | |
|----|--------|---|-----|---------|
| 6. | 080399 | Anaqua Ranch, Unit 1-B PUD*
(South of Anaqua Springs Road, west of Toutant Beauregard Road) | OCL | 446 B-7 |
| 7. | 080411 | McCombs Toyota @ 35
(On the north side of Randolph Boulevard at Weimer) | 10 | 553 D-3 |
| 8. | 080569 | Hess Market Center
(On the north side of Lock-Hill Selma Road, east of Winston) | 9 | 550 A-5 |
| 9. | 090046 | Westover Hills, Unit 39
(On the east side of Rogers Road, north of Wiseman Boulevard) | 6 | 578 C-5 |

PLATS:

- | | | | | |
|-----|--------|---|---|---------|
| 10. | 080428 | Cresta Bella, Unit 6A Enclave*
(On the south side of Heuermann Road, west of Milsa Drive) | 8 | 479 F-7 |
| 11. | 090130 | St. Anthony Catholic School (Vacating Declaration)
(At the southwest corner of Huisache Avenue and Howard Street) | 1 | 582 E-8 |

LAND TRANSACTIONS:

- | | |
|-----|---|
| 12. | S.P. 1415 - Request for a License to use Public Right of Way beneath W. Commerce Street Bridge for Parking (Capital Improvements Management Services by David Segovia) |
| 13. | Conveyance of two (2) properties to the San Antonio River Authority for Phase III of the San Antonio River Improvements Project and request to limit traffic on a Mission Parkway Trail for Phase II of the San Antonio River Improvement Project. (Capital Improvements Management Services by George Rodriguez, Assistant Director) |
-

INDIVIDUAL CONSIDERATION

PLATS:

14. 070344 Babcock Woodland Unit 1 PUD* (street design) 8/OCL 479 D-7
(Northwest of Babcock Road and Heuermann Road)

LAND TRANSACTIONS:

15. S.P 1390 – Public hearing, and request to close, vacate and abandon an improved portion of Funston Place adjacent to New City Blocks 50 and 7186. (Capital Improvements Management Services by Jesse Quesada)

COMPREHENSIVE MASTER PLANS:

16. U09004: Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of Area 7 and a portion of Area 3 of the City South Community Plan, as a component of the City's Master Plan by 1) adding the land use category "Rural Estate Living" and 2) by changing the use of a 4060.1 acre area of land generally bounded by the Medina River on the north, Pleasanton Road on the east, Loop 1604 on the south, and Highway 16 on the west from Urban Living, Agriculture/Light Industry, Agriculture, and Resource Protection/Open Space land use to Agriculture/Light Industry, Rural Estate Living and Resource Protection/Open Space land use. (Planning and Development Services Department by Loretta Olison, Sr. Planner; Nina Nixon-Mendez, Planning Manager)
17. 09008 - Public hearing and consideration of a resolution amending the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3099-acre located at 2011 Probandt Street from Low Density Residential to Mixed Use land use. (Planning and Development Services Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)
18. Five-year Review: Public hearing and consideration of a resolution affirming that an update to the land use element of the Westfort Neighborhood Plan a component of the City's Master Plan, comprised of a 116 acre area of land generally bounded by Mulberry and Fort Sam Houston on the north, Fort Sam Houston on the east, E. Josephine on the south, and Avenue B and Broadway on the west, is not warranted at this time. (Planning and Development Services Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

19. Consideration of a resolution appointing a member to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol, Senior Management Analyst)

20. Approval of the minutes for the February 25, 2009 Planning Commission meeting
21. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o Edwards Aquifer
 - o Professional Development Opportunity – conferences and workshops
 - o River North Neighborhood Plan
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Unified Development Code
22. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
23. The Planning Commission will recess for 30 minutes and reconvene at 110 Lexington Avenue for a tour of the River Expansion project conducted by the River Commission. (Center City Development Office, by Lori Houston)
24. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION AND A SUBDIVISION PLAT

AGENDA ITEM NO: 5A/c March 11, 2009

ANAQUA RANCH UNIT 1-B PUD
SUBDIVISION NAME

MINOR PLAT

080399
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 446 B-7

OWNER: Anaqua Springs Ranch, Inc., by Thomas E. Dreiss

ENGINEER: Matkin-Hoover Engineering, by Jeffrey Carroll, P.E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: March 11, 2009

Location: South of Anaqua Springs Road, west of Toutant Beauregard Road

Services Available: Bexar Metropolitan Water District and On-Site Sewer Facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP #797B Anaqua Springs Ranch was accepted on February 6, 2009.

PUD # 07-011A, Anaqua Ranch 1B was approved on January 21, 2009.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **33.186** acres consisting of **2** single-family lots and **1** non-single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 11, 2009. Three (3) notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The developer acknowledged receipt of Camp Bullis' response letter and indicated that they will conform to the Military's request as recognized via email.

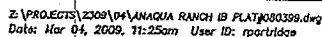
The City and Camp Bullis have been working on a joint effort to coordinate the development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

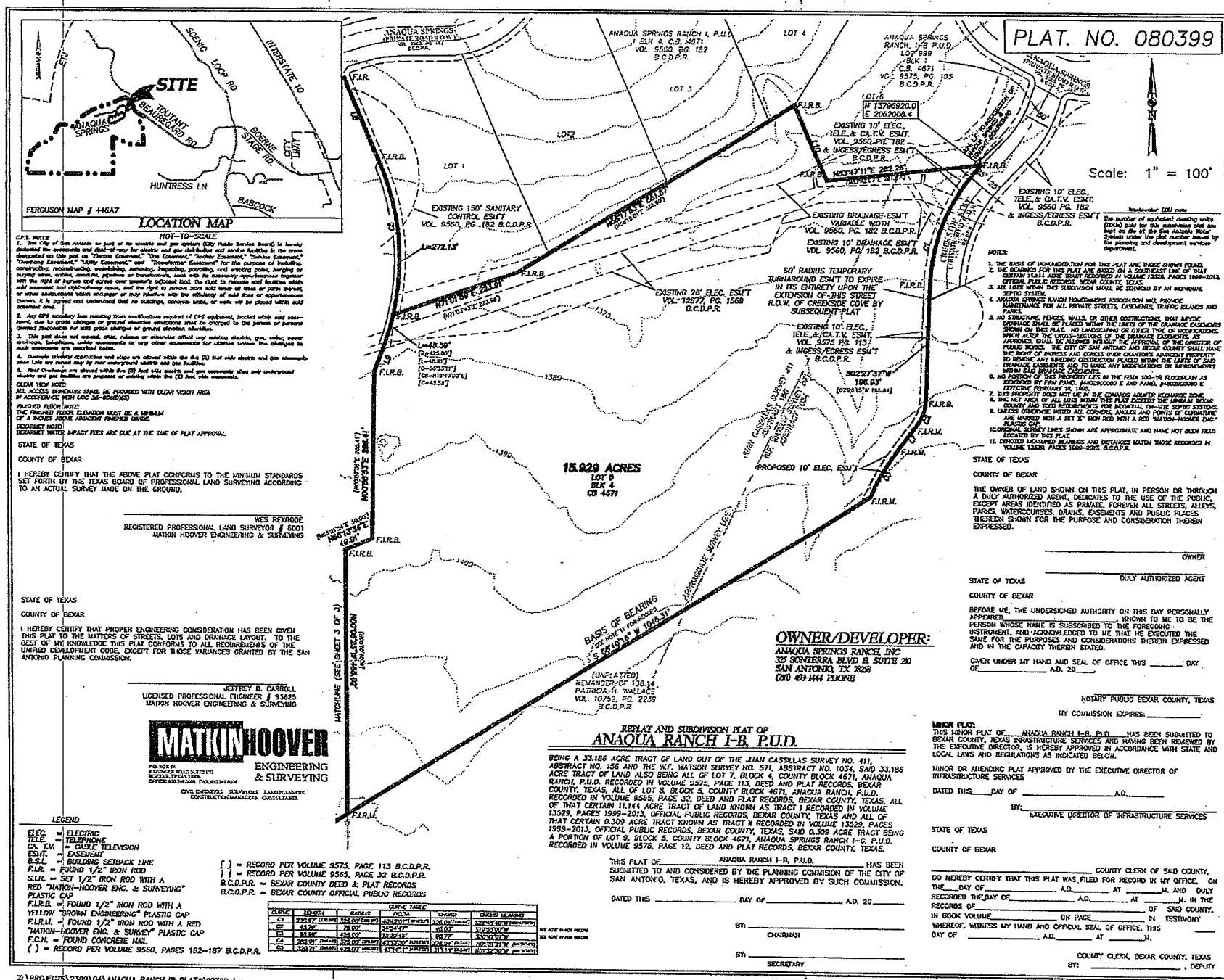
1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County at (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

Approval





NOT-TO-SCALE

CITY NOTE

1. The City of San Antonio or part of its limits and any portion (City Public Service Board) is hereby notified that the easements and right-of-way for electric and gas distribution and service facilities in the area depicted on this plat are shown as "Electric Easement," "Gas Easement," "Water Easement," "Sanitary Easement," "Drainage Easement," "Right-of-Way Easement," and "Other Easement" for the purpose of indicating easements, rights-of-way, and other interests in the area. The City of San Antonio or part of its limits and any portion (City Public Service Board) is hereby notified that the easements and right-of-way for electric and gas distribution and service facilities in the area depicted on this plat are shown as "Electric Easement," "Gas Easement," "Water Easement," "Sanitary Easement," "Drainage Easement," "Right-of-Way Easement," and "Other Easement" for the purpose of indicating easements, rights-of-way, and other interests in the area.

2. Any City easement shown on this plat is shown as a dashed line with the word "EASEMENT" written along it. Any City easement shown on this plat is shown as a dashed line with the word "EASEMENT" written along it.

3. This plat does not show, create, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable television or any other easements or rights-of-way shown on this plat. Any existing easements or rights-of-way shown on this plat are shown as dashed lines with the word "EASEMENT" written along it.

4. The plat does not show, create, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable television or any other easements or rights-of-way shown on this plat. Any existing easements or rights-of-way shown on this plat are shown as dashed lines with the word "EASEMENT" written along it.

CLEAR VIEW ROAD

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VIEW AREA IN ACCORDANCE WITH LDC 35-0000000

PLANNED FLOOR LAYOUT

THE PLANNED FLOOR LAYOUT MUST BE A MINIMUM OF 6 INCHES ABOVE ADJACENT FINISHED GRADE.

DEVELOPER NOTE

BECAUSE WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

STATE OF TEXAS

COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

WEB RECORDED
REGISTERED PROFESSIONAL LAND SURVEYOR # 6001
MATTHEW HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93625
MATTHEW HOOVER ENGINEERING & SURVEYING

MATTHEW HOOVER
ENGINEERING & SURVEYING

PO BOX 100
15000 ROAD 3775 LN
SAN ANTONIO, TEXAS 78248
210-594-1000 FAX 210-594-1001

CITY ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

LEGEND

FLR = FLYING
TEL = TELEPHONE
CA TV = CABLE TELEVISION
EUT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
FLR = FOUND 1/2" IRON ROD
SLR = SET 1/2" IRON ROD WITH A
RED "MATTHEW HOOVER ENGINEERING & SURVEYING" PLASTIC CAP
FLR.B. = FOUND 1/2" IRON ROD WITH A
YELLOW "BROWN ENGINEERING" PLASTIC CAP
FLR.M. = FOUND 1/2" IRON ROD WITH A RED
"MATTHEW HOOVER ENGINEERING & SURVEYING" PLASTIC CAP
F.C.N. = FOUND CONCRETE NAIL
() = RECORD PER VOLUME 9550, PAGES 182-187 B.C.D.P.R.

[] = RECORD PER VOLUME 9575, PAGE 113 B.C.D.P.R.
[] = RECORD PER VOLUME 9563, PAGE 32 B.C.D.P.R.
B.C.D.P.R. = BEAR COUNTY DEED & PLAT RECORDS
B.C.D.P.R. = BEAR COUNTY OFFICIAL PUBLIC RECORDS

CH	US	CH	US	CH	US	CH	US
01	23477	02	23477	03	23477	04	23477
05	23477	06	23477	07	23477	08	23477
09	23477	10	23477	11	23477	12	23477
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Date: Mar 04, 2009, 11:17am User ID: rptabridge

PLAT. NO. 080399

Scale: 1" = 100'

- NOTES**
1. THE BASIS OF INFORMATION FOR THIS PLAT AND THE BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE ANAQUA SPRINGS RANCH I-B, P.U.D. BY MATTHEW HOOVER ENGINEERING & SURVEYING, INC. ON 03/04/2009. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
 2. THE BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE ANAQUA SPRINGS RANCH I-B, P.U.D. BY MATTHEW HOOVER ENGINEERING & SURVEYING, INC. ON 03/04/2009. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
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 8. THE BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE ANAQUA SPRINGS RANCH I-B, P.U.D. BY MATTHEW HOOVER ENGINEERING & SURVEYING, INC. ON 03/04/2009. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
 9. THE BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE ANAQUA SPRINGS RANCH I-B, P.U.D. BY MATTHEW HOOVER ENGINEERING & SURVEYING, INC. ON 03/04/2009. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
 10. THE BOUNDARY LINES OF THE TRACTS SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE ANAQUA SPRINGS RANCH I-B, P.U.D. BY MATTHEW HOOVER ENGINEERING & SURVEYING, INC. ON 03/04/2009. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL RIGHTS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AND HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC BEAR COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

MINOR PLAT:
THIS MINOR PLAT OF ANAQUA SPRINGS RANCH I-B, P.U.D. WAS SUBMITTED TO BEAR COUNTY, TEXAS, FOR RECORDATION AND HAS BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS
COUNTY OF BEAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____, AT _____ M. AND ONLY RECORDED THE DAY OF _____, A.D. _____, AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D. _____, AT _____ M.

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____, DEPUTY

PLAT. NO. 080399

Scale: 1" = 100'

[illegible]

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A ONLY
ACTING, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS
IDENTIFIED AS PRIME, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE
AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS _____
COUNTY OF BEXAR _____ DUTY AUTHORIZED AGENT _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED _____ KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAID FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY
OF _____ 19____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

1. MY COMMISSION EXPIRES: _____

MINOR PLAT: _____

THE _____ MINOR PLAT OF _____ AKA/QUA RANCH I-B, PUD _____ HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES AND HAVING BEEN APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____

EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS

COUNTY OF BEAUFORT

_____, COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE ____ DAY OF _____ A.D. ____ AT _____ M. AND _____ DULY
RECORDED THE DAY OF _____ A.D. ____ AT _____ M. IN THE
RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____ IN
WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. ____ AT _____ M.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

OWNER/DEVELOPER:
ANACUA SPRINGS RANCH, INC
325 SONTERRA BLVD E. SUITE 200
SAN ANTONIO, TX 78258
(210) 697-1444 PHONE

[illegible]

MATKIN HOOVER
P.O. BOX 34
8 EPOCHES RD GALT TEXAS 75540
BOZEMAN, TEXAS 75824

**ENGINEERING
& SURVEYING**

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY D. CARROLL
LICENSED PROFESSIONAL ENGINEER # 93525
MATHIN HOOVER ENGINEERING & SURVEYING

Watermeter EDU note
The number of equivalent dwelling units (EDUs) paid for this subcategory part are kept on file at the San Antonio Water System under the part number issued by the planning and development services division.

LEGEND

FILE - ELECTRIC	{ } - RECORD PER VOLUME 9575, PAGE 113 B.C.O.P.R.
FILE - TELEPHONE	{ } - RECORD PER VOLUME 9565, PAGE 33 B.C.O.P.R.
CA TV - CABLE TELEVISION	B.C.O.P.R. = DEKAR COUNTY DEED & PLAT RECORDS
ESUIT - EASEMENT	B.C.O.P.R. = DEKAR COUNTY OFFICIAL PUBLIC RECORDS
B.S.L. - BUILDING SETBACK LINE	FILE - FOUND FIRM - FOUND FIRM - FOUND FIRM - FOUND FIRM
FILE - FOUND FIRM	FILE - FOUND FIRM - FOUND FIRM - FOUND FIRM - FOUND FIRM
S.I.R. = SET 1/2" IRON ROD WITH A	FILE - FOUND FIRM - FOUND FIRM - FOUND FIRM - FOUND FIRM
RED "NATION-HOOVER ENG. & SURVEYING"	FILE - FOUND FIRM - FOUND FIRM - FOUND FIRM - FOUND FIRM
PLASTIC CAP	FILE - FOUND FIRM - FOUND FIRM - FOUND FIRM - FOUND FIRM
F.C.N. = FOUND CONCRETE NAIL	FILE - FOUND FIRM - FOUND FIRM - FOUND FIRM - FOUND FIRM
{ } - RECORD PER VOLUME 9560, PAGES 182-187 B.C.O.P.R.	

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Date: Mar 04, 2009, 11:48am User ID: rportridge



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

OCT - 2 2008

Office of the Commander

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock:

Thank you for the opportunity to respond to your staff's September 22 and 30, 2008 notifications on master development plan number #07-011A PUD Plan, a 32 acre development (also referred to as Anaqua Ranch Unit 1-B) about 3 miles northwest of Camp Bullis. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of golden-cheeked warblers, a federally-listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. We believe there is a potential for golden-cheeked warblers on the southern half of this tract because there is dense mature woodland, see enclosed map.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) has appropriate documentation -- recent endangered species surveys



(not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; and (2) sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo (210) 295-9830.

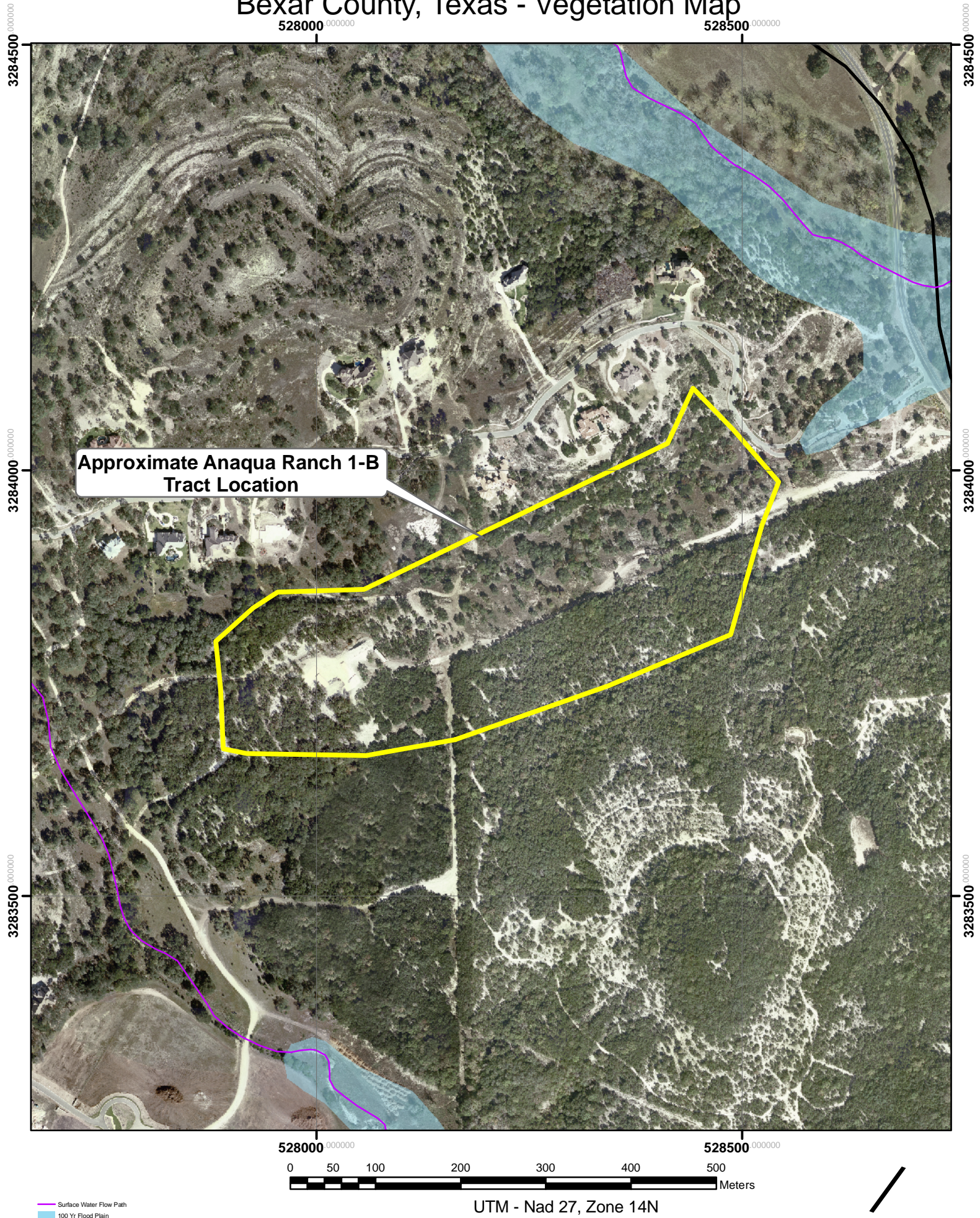
Sincerely,

Mary E. Garr

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

Anaqua Ranch 1-B Tract - City of San Antonio, Bexar County, Texas - Vegetation Map



Luz Gonzales

From: Jeff Carroll [jcarroll@matkinhoover.com]
Sent: Wednesday, December 10, 2008 11:19 AM
To: Luz Gonzales
Subject: Anaqua IB - PUD Plan (#07-011A)

Luz,

The developer will be performing an endangered species report for the project area in the spring in order to comply with Military requirements.

As per our phone conversation, Bexar County and COSA storm water have remaining items for approval of the PUD. I will call both and determine what items are remaining in order to get approval of the PUD

Thanks,

Jeffrey Carroll, P.E.
MATKIN HOOVER
ENGINEERING & SURVEYING
(830) 249-0600

-----Original Message-----

From: Jonathan Baum
Sent: Wednesday, December 10, 2008 10:31 AM
To: Jeff Carroll
Subject: FW: Scanned image from OPZC

Jonathan Baum, P.E.
MATKIN HOOVER
Engineering & Surveying
8 Spencer Rd., Suite 100
Boerne, TX 78006
(830) 249-0600
(830) 249-0099 (Fax)

-----Original Message-----

From: Luz Gonzales [mailto:Luz.Gonzales@sanantonio.gov]
Sent: Friday, October 24, 2008 9:10 AM
To: Jonathan Baum
Subject: FW: Scanned image from OPZC

Hello Jonathan,

Here are a few more comments as noted on the attached pdf.
Also, I please include the developer's response regarding the military's compatibility concerns.

Thanks!

Luz M. Gonzales
Planner, Land Entitlements
Planning and Development Services Department
1901 South Alamo, San Antonio, TX 78204
tel 210.207-7898

>Please take a moment and tell us how we're doing by taking our survey .

><http://www.sanantonio.gov/dsd/survey.asp>

>

-----Original Message-----

From: noreply@sanantonio.gov [mailto:noreply@sanantonio.gov]
Sent: Thursday, October 23, 2008 12:25 PM
To: Luz Gonzales
Subject: Scanned image from OPZC

DEVICE NAME:
DEVICE MODEL: im3511
LOCATION:

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 58/1 March 11, 2009

MCCOMBS TOYOTA @ 35
SUBDIVISION NAME

MINOR PLAT

080411
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 553 D-3

OWNER: McCombs Family, LTD, by Bob Pompa

ENGINEER: Ruiz & Associates Surveying, Inc., by Paul Harnett, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 11, 2009

Location: On the north side of Randolph Boulevard, at Weimer

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District

IH National Highway System High Priority Corridor District

Proposed Use: Car Parking Lot

APPLICANT'S PROPOSAL:

To plat 13.376 acres consisting of 1 non-single family lot.

STAFF RECOMMENDATION:

Approval

SCALE: 1" = 100'

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TEXAS 78228

STATE OF TEXAS
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
 PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF
 MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT
 CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR:

THE OWNER OF THE LAND SHOWN ON THIS PLAT _____ McCOMBS TOYOTA ☐ 35 SUBDIVISION
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS
IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
BOB POMPA KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF February
A.D.: 2009.

RAS NO. 2008-033/MAY 22, 2008

CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	03°20'30"	5579.85'	325.95'	183.03'	325.91'	N. 58°50'33" E.

WASTEWATER
EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT. NUMBER ISSUED BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT

PLATI. D. NO. 080411

TxDOT NOTES:

- (1) For residential development directly adjacent to State right of way, the developer shall be responsible for adequate set-back and/or sound abatement measures
- (2) Owner/developer is responsible for preventing any adverse impact on the existing drainage system within the highway right of way
- (3) Maximum access points to State highway from this property will be regulated as directed by Regulations For Access Overlays in State Highways. This property is eligible for a maximum combined total of three access points, based on the current plotted highway frontage of 1,041.87'.
- (4) If sidewalks are required by appropriate city ordinance, a sidewalk permit must be approved by DOT. The applicant must provide for the installation of sidewalks within state right of way shall be not be directed by DOT.

NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED
DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE
EASEMENTS SHOWN ON THIS PLAN, NO LANDSCAPING OR OTHER TYPE
OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE
EASEMENTS, ARE APPROVED, SHALL BE ALLOWED WITHIN THE DRAINAGE
THE DIRECTION OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR
COUNTY, SHALL HAVE THE RIGHT OF EASEMENT AND CONVEYANCE OVER EACH
ADJACENT PROPERTY TO REMOVE ANY OBSTACLES OR OBSTRUCTIONS PLACED
THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICA
WITHIN SAID DRAINAGE EASEMENTS.

"THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (THOSE APPROPRIATE WITHIN THE DETENTION BASIN EXISTENCE OR PROPOSED EXISTENCE) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSIONS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY."

LOT 5
BLOCK 1
N.C.B. 17622
8.00 ACRES
MISSION CHRYSLER JEEP SUBDIVISION
(VOL. 9570, PG. 223)

- NOTE:
1. Bearings are based on recorded plat of records.
 2. Elevations are based on N.A.V.D. 88 datum.
 3. 1/2" Iron Pins set at all Property Corners.

[illegible]

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

This Plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other Easements for Utilities unless the changes to such Easements are described below.

Note: Concrete driveways, approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

THIS PLAN OF McCOMBS TOYOTA 35 SUBURBION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

km

871 _____ 872/873

SHEET 2 OF 2

SUBMITTAL NO. 5 OCTOBER 14, 2008

FINAL PLAT FOR RECORDING
DATE: JANUARY 9, 2009

RECEIVED
09 FEB 23 PM 2:53

CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
CI	03°07'19"	6579.65'	304.03'	182.05'	303.99'	N. 58°35'55" E.

TxDOT NOTES:

- (1) For residential development directly adjacent to State right of way, the developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways". This property is eligible for a maximum combined total of three access points, based on the overall platted highway frontage of 1,041.57'.
- (4) If sidewalks are required by appropriate city ordinances, a sidewalk permit must be approved by TxDOT, prior to construction within state right of way. Locations of sidewalks within state right of way shall be as directed by TxDOT.

WASTEWATER
EDU. NOTES

THE NUMBER OF WASTEWATER EQUIVALENT DYEING UNITS (EDU'S) PAID FOR THIS SUBMISSION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING & DEVELOPMENT SERVICE'S DEPARTMENT.

NOTE:

1. Bearings are based on recorded plat of records.
2. Elevations are based on N.A.V.D. 58 datum.
3. 1/2" Iron Pins set at all Property Corners.

SCALE: 1" = 200'

SUBJECT AREA
BEING 0.358 ACRES OF LAND, KNOWN AS PARCEL
P-23F, N.C.B. 17622, RECORDED IN VOL. 5621,
PG. 128 OF THE OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED
FOR THIS SITE UNTIL A STREETSCAPE
PLAN HAS BEEN APPROVED IN ACCORDANCE
WITH SECTION 35-512 OF THE UNIFIED
DEVELOPMENT CODE

NOTE:
COMMON ACCESS EASEMENT:
OWNER SHALL PROVIDE FOR SHARED CROSS
ACCESS WITH ADJACENT LOTS UDC-35-5066

AREA BEING REPLATTED
THRU PUBLIC HEARING

BEING LOT 6 CONTAINING (13.019 AC.), BLOCK 1, N.C.B. 17622,
McCOMBS TOYOTA @ 35 SUBDIVISION, BEXAR COUNTY, TEXAS. RECORDED
IN VOL. 9573, PG.(S) 57-58, OF THE PLAT RECORDS OF BEXAR TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
 RAMON M. RUIZ, R.P.L.S. NO. 3976

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR.

_____, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE.

ON THE _____ DAY OF _____
A.D., 20____, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____
A.D., 20____, AT _____ M., IN THE RECORDS OF _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY _____

SHEET 1 OF 2

SUBMITAL NO. 5, OCTOBER 14, 2008

A hand-drawn map showing the location of the 'BLIND CREEK SITE' (PM 2-34). The map includes labels for 'WALKLEY FORGE', 'GEORGE JONES', 'PAW AM', 'BLIND CREEK', 'EXPRESSWAY', '35', 'HENDERSON', 'ELOPACENT', 'DIVISION', 'PARKWAY', and 'DISCORDER'. The site is marked with a black dot and labeled 'BLIND CREEK SITE' and 'PM 2-34'.

LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT McCOMBS TOYOTA 035 SUBDIVISION
WHICH IS RECORDED IN VOLUME 8573 PAGE(S) 57-58 BEXAR COUNTY TEXAS
PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AFFECT OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS.

OWNER'S EXY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF

February 2019
Maur Ann. Calomina

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES: 3.13.2009

OWNER/DEVELOPER:
McCOMBS FAMILY, LTD.
755 EAST MULBERRY AVE. SUITE 600
SAN ANTONIO, TEXAS 78212
PHONE NO. (210) 821-6523

STATE OF TEXAS
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
 FLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF
 MY KNOWLEDGE THIS FLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT
 CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF BEXAR:

THE OWNER OF THE LAND SHOWN ON THIS PLAT McCOMBS TOYOTA @ 35 SUBDIVISION
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS
IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

McCOMBS TOYOTA @ 35 SUBMISSION

McCOMBS FAMILY, LTD.

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____
BOB POWPA _____ KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
A.D.: 20 09 .

2nd DAY OF February

NOTARY PUBLIC
STATE OF TEXAS

RAS NO. 2008-033/MAY 22, 2008

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5C/8 March 11, 2009

HESS MARKET CENTER
SUBDIVISION NAME

MAJOR PLAT

080569
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 550 A-5

OWNER: Unico Enterprises, L.P., by Luis Hess

ENGINEER: Camacho-Hernandez & Associates, by Arturo Camacho, Jr., P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 11, 2009

Location: On the north side of Lock-Hill Selma Road, east of Winston

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-2 Commercial District

Proposed Use: Retail

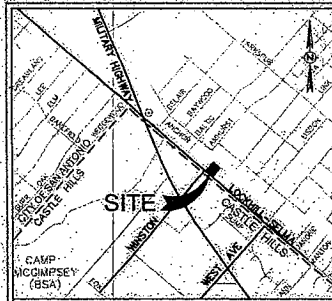
Major Thoroughfare: Lock-Hill Selma Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **0.491** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, RELAYING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, APPLIANCES ON TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADUALLY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES, PROVIDED, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS; ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS; THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE RECORDED BELOW.

NOTES:

- 1) WASTEWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - 2) EDD'S ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 100 63.
 - 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1.0 FEET ABOVE THE ADJACENT DRAINAGE.
 - 4) BACKWATER WATER DISTRICT NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- SHARE/CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (R)(3).

LEGEND:

- 1/2" IRON ROD W/ CAP FOUND
- 1/2" IRON: PM W/ ORANGE CAP
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- OFFICIAL PUBLIC RECORD
- BEAR COUNTY, TX
- DEED AND PLAT RECORDS OF BEAR COUNTY, TX
- RIGHT-OF-WAY
- NEW CITY BLOCK
- CITY UNITS LINE

SCALE: 1"=50'

STATE OF TEXAS
COUNTY OF Hidalgo

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 1048 AND ERNEST'S LTD. SUBDIVISION, PLAT NO. 020212, WHICH IS RECORDED IN VOLUME 9554, PAGE 156, BEAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OBTAINING REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE PLAT LEGALLY RECORDED PLAT OR BY THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

Luis Hesse
OWNER'S DUTY AUTHORIZED AGENT

SHOWN AND SUBSCRIBED BEFORE ME THIS 16 DAY OF January, 2009

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

Sylvia Ann Menendez
Sylvia Ann Menendez
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-10-2011

LOCKWEST APARTMENTS
SUBDIVISIONS
LOT 5, BLOCK 20, N.C.B. 11766
(VOL. 9544 PG. 6, D.P.R.)

LOT 7
BLOCK 20
N.C.B. 11766
JOHN AND ERNIE'S
LTD. SUBDIVISION
(VOL. 9554 PG. 156, D.P.R.)

LOCKWEST APARTMENTS
SUBDIVISIONS
LOT 5, BLOCK 20, N.C.B. 11766
(VOL. 9544 PG. 6, D.P.R.)

MITCHELL BATROS
SUBDIVISIONS
LOT 6, BLOCK 20, N.C.B. 11766
(VOL. 9547 PG. 182, D.P.R.)

EXISTING 14' E.C.T. EASEMENT
(VOL. 9544, PG. 156, D.P.R.)

EXISTING 13' R.O.W. DEDICATION
(VOL. 9554 PG. 156, D.P.R.)

LOCK-HILL SELMA ROAD
(60' RIGHT-OF-WAY)

AREA BEING REPLATTED
THROUGH A PUBLIC HEARING
SCALE: 1"=100'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS JOHN AND ERNIE'S LTD. SUBDIVISION, PLAT NO. 020212, WHICH IS RECORDED IN VOLUME 9554, PAGE 156 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

PARKMEED MADRID CANYON LLC II
LOCKWEST APARTMENTS
SUBDIVISIONS
LOT 5, BLOCK 20, N.C.B. 11766
(VOL. 9544 PG. 6, D.P.R.)

S48°28'53"E - 99.69'

LOT 8
BLOCK 20
N.C.B. 11766
(0.491 AC.)

JOHN AND ERNIE'S
GARDEN CENTER, INC.
REMAINING
PORTION OF
LOT 7
BLOCK 20
N.C.B. 11766
(VOL. 9554, PG. 156, D.P.R.)
(0.49 AC.)

PARKMEED MALIBU CANYON LLC II
LOCKWEST APARTMENTS
SUBDIVISIONS
LOT 5, BLOCK 20, N.C.B. 11766
(VOL. 9544 PG. 6, D.P.R.)

EXISTING 14' E.C.T. EASEMENT
(VOL. 9544, PG. 156, D.P.R.)

APPROXIMATELY 599.99' TO THE
RATON DRIVE AND LOCKHILL SELMA
INTERSECTION

LOCK-HILL SELMA ROAD
(86' RIGHT-OF-WAY)

CITY OF SAN ANTONIO
CITY OF CASTLE HILLS



STATE OF TEXAS
COUNTY OF Hidalgo

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT, KNOWS TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY HEREIN SHOWN.

JAMES D. DORRIS, L.P.
NOTARY PUBLIC
ALAMO, TX 78002

STATE OF TEXAS
COUNTY OF Hidalgo

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Luis Hesse*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY HEREIN SHOWN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF January, A.D., 2009.

Sylvia Ann Menendez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 11-10-2011

STATE OF TEXAS
COUNTY OF Bexar

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT TO THE HONORABLE COMMISSIONS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: R.P. SHELLEY, R.L. CUL, AND OTHERS, IS TRUE AND CORRECT.

Arturo Camacho Jr.
ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4540

STATE OF TEXAS
COUNTY OF Bexar

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAND, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Arturo Camacho Jr.
ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711

STATE OF TEXAS
COUNTY OF Bexar

THIS PLAT OF HESS MARKET CENTER REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 16 DAY OF JANUARY, A.D., 20 2009

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF Bexar

I, ARTURO CAMACHO JR., COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF JANUARY, A.D. 20 2009 AT 10 M. AND DAILY RECORDED THE 16 DAY OF JANUARY, A.D. 20 2009 IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 108 ON PAGE 108.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16 DAY OF JANUARY, A.D., 20 2009 COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

**CAMACHO-HERNANDEZ
& ASSOCIATES**

Engineering - Planning - Transportation - Related Services

Highpoint Executive Plaza
1603 Babcock Road, Suite 260
San Antonio, Texas 78229
Phone: (210)341-6200, Fax: (210)341-6300

Sightline Surveying, Inc.

17625 Henderson Pass No. 1016
San Antonio, Texas 78232
Office (210) 285-8077 - Fax (210) 568-4382
EMAIL: rickshelley@gmail.com

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND
SUBDIVISION PLAT

AGENDA ITEM NO: 50/9 March 11, 2009

WESTOVER HILLS, UNIT-39
SUBDIVISION NAME

MAJOR PLAT

090046
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 C-5

OWNER: Westover RTF2, L.P., by Joseph R. Cavagnaro, Jr.

ENGINEER: Pape Dawson Engineers, Inc., by Dennis R. Rion, P.E.

CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: March 11, 2009

Location: On the east side of Rogers Road, north of Wisemen Boulevard

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is in accordance with:

MDP 110-D, Westover Hills was accepted on February 28, 2008.

Proposed Use: Commercial

Major Thoroughfare: Rogers Road is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **8.364** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 March 11, 2009

CRESTA BELLA UNIT 6A ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

080428
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 479 F-7

OWNER: 242 Cresta Bella, LTD, by Shaul Baruch

ENGINEER: Jacobs Carter Burgess, by Ishtiak Saleh, P. E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: February 20, 2008

Location: On the south side of Heuermann Road; west of Milsa Drive

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family

Plat is in accordance with:

MDP 012B-06 412.85 Acre Tract at I. H. 10 & Camp Bullis was accepted on August 19, 2008

Proposed Use: Residential

Major Thoroughfare: Heuermann Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **13.79** acres consisting of **26** single family lots, **1** non-single family lot and **1,957** linear feet of private streets.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response: "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The developer acknowledged receipt of Camp Bullis' response letter and indicated that they will conform to the Military's request as recognized in the attached letter.

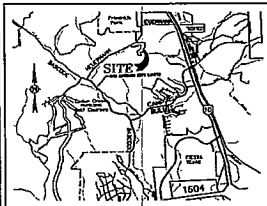
The City and Camp Bullis have been working on a joint effort to coordinate the development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County at (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

STAFF RECOMMENDATION:

Approval

LOCATION MAP
NOT TO SCALE
MAPSCO 475 17

CITY NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TANKER EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE ERECTING OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO EASEMENTS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CITY MONETARY LOSS RESULTING FROM MONITORING REQUIRED OF CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO OTHER CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John R. Hamel
OWNER
HEUERMAN ROAD, LLC
800 MARINA, SUITE 210
SAN ANTONIO, TX 78205

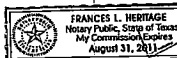
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John R. Hamel*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF February, A.D., 2009.

Francis L. Heritage
Notary Public, State of Texas
My Commission Expires
August 31, 2011



STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John R. Hamel*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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Francis L. Heritage
Notary Public, State of Texas
My Commission Expires
August 31, 2011

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	175.00	30.20	85°31'0"	30.16	S05°31'20"W
C2	15.00	23.37	89°42'40"	21.08	S43°41'00"E
C3	15.00	23.37	89°42'40"	21.35	S46°18'50"W
C4	375.00	29.96	4°23'45"	29.85	S87°50'40"W
C5	15.00	26.49	101°11'4"	23.18	S10°49'32"W
C6	125.00	12.76	5°50'52"	12.75	S88°30'32"E
C7	25.00	39.26	89°42'40"	35.36	N89°45'02"W
C8	25.00	39.26	89°42'40"	35.35	S20°14'20"W
C9	425.00	20.00	4°00'00"	19.98	S20°10'00"E
C10	15.00	24.56	83°42'41"	21.91	S21°40'00"E
C11	425.00	212.84	28°42'24"	210.72	S75°46'21"W
C12	375.00	188.03	24°18'30"	185.86	S73°20'26"W
C13	25.00	21.03	48°11'23"	20.41	N63°10'07"W
C14	50.00	84.11	86°27'46"	74.54	N89°32'27"W
C15	25.00	21.03	48°11'23"	20.41	S63°48'45"E
C16	25.00	47.74	109°14'40"	40.81	N33°10'07"W
C17	25.00	21.03	48°11'23"	20.41	S43°37'54"W
C18	50.00	22.35	20°47'28"	22.32	N54°39'53"E
C19	25.00	21.03	48°11'23"	20.41	S48°01'52"W
C20	225.00	73.01	18°35'31"	72.69	S101°42'27"W
C21	175.00	26.59	84°27'16"	26.56	S151°10'50"W
C22	100.20	416.12	23°32'34"	413.19	N70°34'07"E
C23	996.70	409.73	23°31'17"	406.87	S70°54'01"W
C24	375.00	187.88	20°42'24"	185.93	S75°46'21"W
C25	125.00	32.76	13°50'55"	32.66	S83°15'17"W
C26	175.00	56.79	18°35'31"	56.54	S101°42'27"W

NOTES:

- 1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC EASEMENTS WITHIN LOTS ARE SERVED ONLY BY SEAM UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.L.T. TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- 2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A DRAINAGE PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PAD ON THE LOTS.
- 3) THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
- 4) ALL DRAINAGE EASEMENTS AND STREETS WITHIN THIS PLAT ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE H.O.A. OPEN AREA LOT 001, BLOCK 23, NOS 18333 CAN BE USED AS AN ELECTRIC, GAS, WATER, SANITARY SEWER, TELEPHONE AND CABLE TV EASEMENT, LOT 901, BLOCK 23, NOS 18333 SHALL BE A TRUE SANE AREA AND DRAINAGE EASEMENT.
- 5) WASTEWATER EDI NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAD FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DIRECTION OF PLANNING AND DEVELOPMENT.
- 6) SET 3" IRON PIN WITH ORANGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 7) BASIS OF BEARING FOR THIS PROJECT IS THE TEXAS COORDINATE SYSTEM NAD (83) 83 SOUTH CENTRAL ZONE.
- 8) IMPACT FEE PAYMENT DUE WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 9) ALL DRAINAGE EASEMENTS ARE PERMISSIBLE UNLESS OTHERWISE NOTED.
- 10) THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 11) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 3/4" IRON RODS (OR OTHER STABLE MATERIALS).

NOTES:

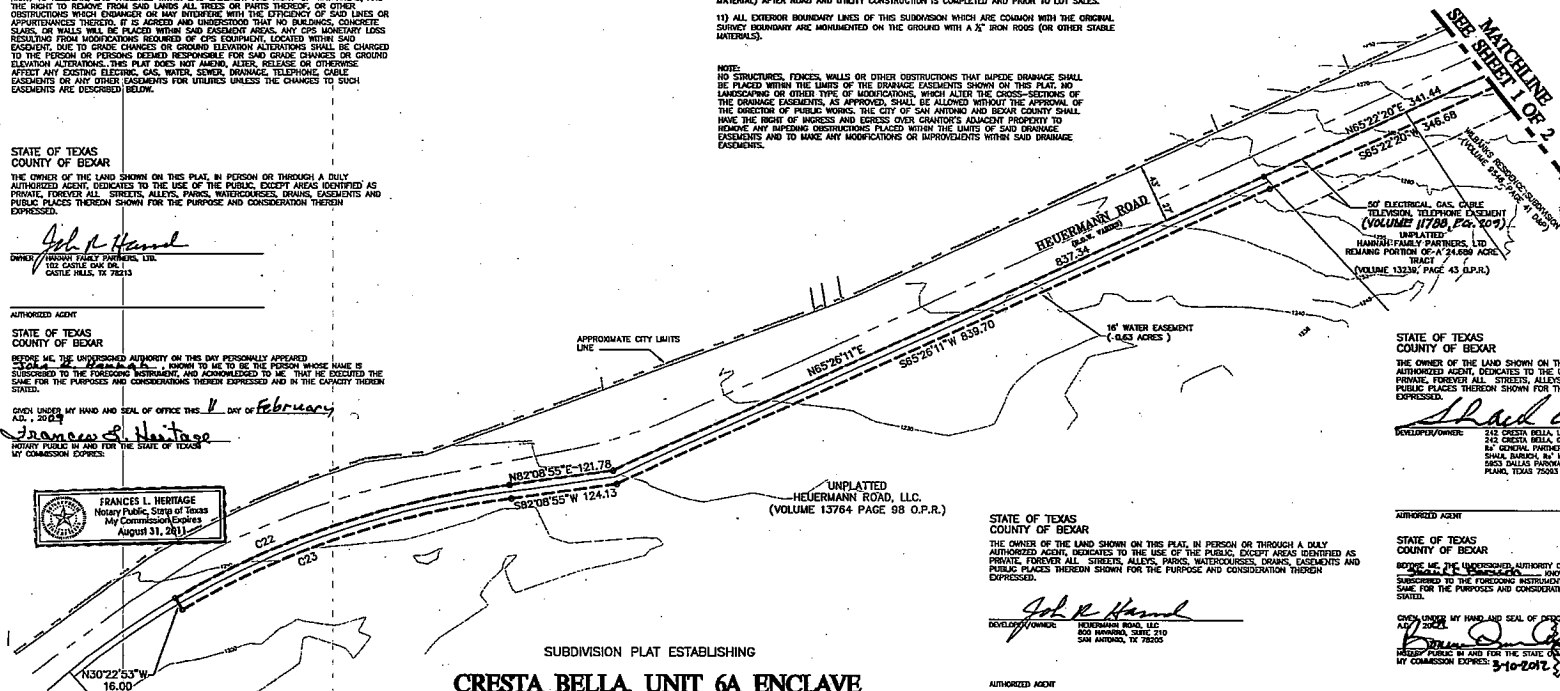
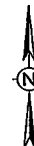
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LINES OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO UNDESIRABLE OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTION OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO MAKE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LINES OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND

- 1/2" IRON ROD W/ CAP FOUND
- 1/2" IRON PIN W/ ORANGE CAP STAMPED "JACOBS PROP. COR."

- EXISTING CONTOURS
- PROPOSED CONTOURS
- E.G.T.G. TV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D&P DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- (A) 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- (B) 16' SANITARY SEWER EASEMENT

0 50 100 150 200
1"=100'



CRESTA BELLA, UNIT 6A ENCLAVE

BEING A 13.79 ACRE TRACT OF LAND BEING OUT OF THE REMAINING PORTION OF A 242.471 ACRE TRACT RECORDED IN VOLUME 12602, PAGE 1845 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, LOCATED IN THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT 177 AND THE B. SHERRER SURVEY NO. 409, ABSTRACT 872, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CARTER & BURGESS

Francis L. Heritage
Notary Public, State of Texas
My Commission Expires
August 31, 2011

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CARTER & BURGESS

Francis L. Heritage
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August 31, 2011

STATE OF TEXAS
COUNTY OF BEAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF February, A.D., 2009.

Francis L. Heritage
Notary Public, State of Texas
My Commission Expires
August 31, 2011

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John R. Hamel
OWNER
HEUERMAN ROAD, LLC
800 MARINA, SUITE 210
SAN ANTONIO, TX 78205

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

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John R. Hamel
OWNER
HEUERMAN ROAD, LLC
800 MARINA, SUITE 210
SAN ANTONIO, TX 78205

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

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Francis L. Heritage
Notary Public, State of Texas
My Commission Expires
August 31, 2011

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF CRESTA BELLA, UNIT 6A ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS 11 DAY OF February, A.D., 20 09

BY: Chairman

BY: Secretary

STATE OF TEXAS
COUNTY OF BEAR

I, Francis L. Heritage, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF February, A.D., 20 09

AT 11:00 A.M. AND DULY RECORDED THE 11 DAY OF February, A.D., 20 09 AT 11:00 A.M. IN THE RECORDS OF BEAR COUNTY, TEXAS, IN BOOK VOLUME 080428 ON PAGE 01.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11 DAY OF February, A.D., 20 09

BY: Francis L. Heritage COUNTY CLERK, BEAR COUNTY, TEXAS

BY: Deputy

Donna Schueling

From: Cannizzo, James V CIV USA AMC [james.cannizzo@us.army.mil]
Sent: Tuesday, February 24, 2009 8:05 AM
To: Donna Schueling
Cc: Reidinger, Phillip A Mr CIV USA IMCOM; Frank Sherman; DEV29 Land Development; Michael Shackelford; Pat DiGiovanni; Nina Shealey; Hudson, Rodney E CIV USA IMCOM
Subject: RE: Camp Bullis Awareness Zone Plat 080428 Cresta Bella Unit 6A Enclave (UNCLASSIFIED)

Attachments: 080147 Cresta Bella Unit 3.pdf



080147 Cresta Bella
Unit 3.pdf...

Classification: UNCLASSIFIED

Caveats: NONE

In terms of Unit 6A of the Cresta Bella Enclave, we would like to reiterate the comparable comments we made on Unit 3 of the Enclave, see attach. This tract is close by and has the same issues. Thanks for the opportunity to provide comments.

Regards, Jim

James V. Cannizzo
Administrative and Civil Law
US Army AMEDDDC&S AND FSH
1306 Stanley RD (Bldg 134)
Fort Sam Houston, TX 78234-5019
Phone (210) 295-9830 and DSN 421-9830
FAX (210) 221-2033

-----Original Message-----

From: Donna Schueling [mailto:Donna.Schueling@sanantonio.gov]
Sent: Monday, February 23, 2009 11:16 AM
To: Cannizzo, James V CIV USA AMC
Subject: RE: Camp Bullis Awareness Zone Plat 080428 Cresta Bella Unit 6A Enclave

Good morning Jim,

The above mentioned plat is within 5 miles of Camp Bullis and is part of the 412.85 Acre Tract at Camp Bullis Master Development Plan and is going before the planning commission on March 11, 2009. The developer, 242 Cresta Bella, Ltd., has written previous correspondence that they would adhere to the dark sky lighting requirements for other plats and the Master Development Plan.

Would you please review the attached plat and make comments regarding this project so that I may forward to the developer for their response on this particular plat.

Thank you very much for your help on this project.

Donna L. Schueling, Planner
Land Entitlements Section
Planning and Development Services Department City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

(210) 207-5016
Fax (210) 207-4441

Mission Statement: To facilitate the orderly and safe development of our City through responsive customer service.
Tell us how we're doing by taking our survey.
<<http://www.sanantonio.gov/dsd/survey.asp>>

Classification: UNCLASSIFIED
Caveats: NONE



BY TO
ENTION OF

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM, HOUSTON, TX 78234-5001

Office of the Commander

DEC 5 2008

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's Nov 25, 2008 notification on plat 080147 Cresta Bella Unit 3 Enclave, a 19 acre development about 1.7 miles west of Camp Bullis. We provide the following comments.

All of the tract is within the Camp Bullis 3 mile light buffer zone. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

It is too late to comment on the golden-cheeked warbler and potential habitat because this tract appears to have already been cleared of old growth juniper and oak.

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the UTSA Karst Faunal Area (KFA) within which this tract is located. This tract is in karst zone 1 of the KFA. Zone 1 areas are known to contain listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post. See enclosed map from which it appears that all of the tract is in karst zone 1.

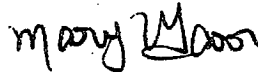
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:



1) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent); 2) has appropriate documentation -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

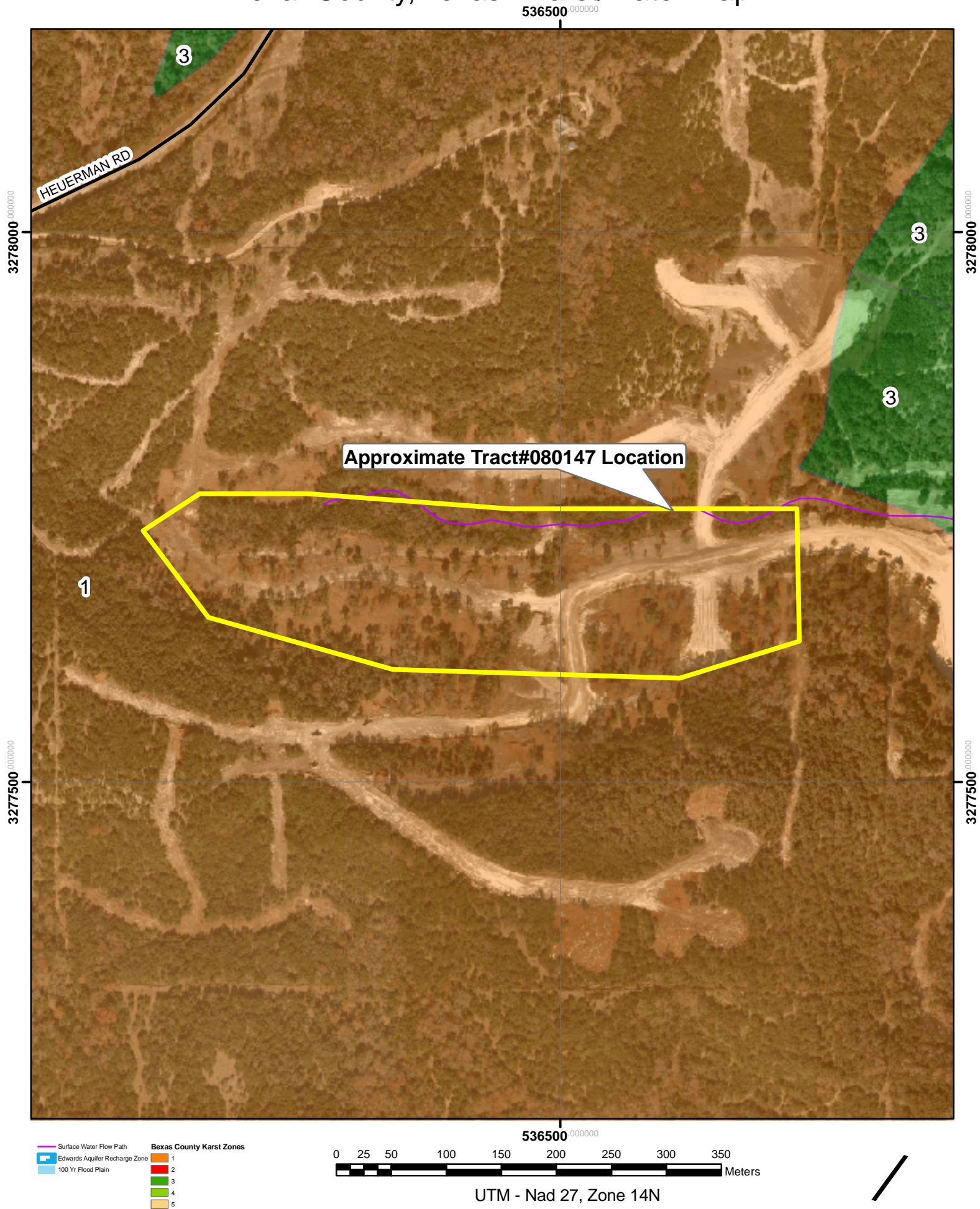
Sincerely,

A handwritten signature in black ink, appearing to read "Mary E. Garr". The signature is stylized with a large, looped "M" and a cursive "Garr".

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

Approximate Tract#080147 - City of San Antonio, Bexar County, Texas - Karst/Water Map





911 Central Parkway North, Suite 425
San Antonio, TX 78232 U.S.A.
1.210.494.0088 Fax 1.210.494.4525

February 24, 2009

Ms. Donna Schueling
Planning and Development Services Department
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78205

RE: Cresta Bella, Unit 6A
Plat No. 080428

Dear Mr. Odis,

This letter is in response to your email, dated December 8, 2008 regarding the above mentioned subdivision. We also received a letter, dated December 5, 2008 from the Camp Bullis installations regarding the above mentioned development as an attachment.

Our Client, 242 Cresta Bella, LLC, reviewed the letter and understood the concerns the Camp Bullis installations have. Our client values the presence of the Camp Bullis installations and appreciates the service they are providing to our country. Our client mentioned it before and would like to mention again that any proposed developments within the Cresta Bella tract would abide by all federal, state and local regulations. Our client has been meeting all requirements and will continue to do so.

Our client also understands that the tract is within the 5 mile light buffer zone and thus subject to the "dark sky" lighting requirements. Our client would like to mention that all proposed developments within the Cresta Bella development will meet the "dark sky" requirements.

If you have any questions, please contact me at (210) 494-0088.

Sincerely,

Ishtiak Saleh, P.E.
Project Manager
Jacobs

**PLANNING COMMISSION
VACATING DECLARATION**

AGENDA ITEM NO: 11 March 11, 2009

ST. ANTHONY CATHOLIC SCHOOL
SUBDIVISION NAME

090130
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 E-8

OWNER: St. Anthony Catholic School, by Dr. John Kennedy

ENGINEER: Pape-Dawson Engineers, Inc., by Jon Adame, P.E.

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: February 24, 2009

Location: At the southwest corner of Huisache Avenue and Howard Street

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District
H Historic District

Proposed Use: School

APPLICANT'S PROPOSAL:

To vacate a 10 foot building setback line within lot 25, block 2, NCB 2953.

STAFF RECOMMENDATION:

Approval



City of San Antonio
Development Services
Subdivision Section

PLAT # 090130
DEVELOPMENT SERVICES
RECEIVED
2009 FEB 19 PM 4:30
**VACATING
DECLARATION**

State of Texas §

County of Bexar §

Vacating Declaration for St. Anthony Catholic School Subdivision Plat #080342. Known all men by these presents that I (we), the undersigned, hereby acknowledge that I we are the owner(s)/proprietor(s) of all the land and/or lots or portions of lots embraced by the plat number 080342 known as St. Anthony Catholic School (a copy of which is attached hereto), approved by the City of San Antonio Planning Commission on November 26, 2008, and recorded in Volume 9600, Page 178, Bexar County Deed and Plat Records.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 and the City of San Antonio Unified Development Code, the undersigned hereby declare(s) a part of such plat as described below known as St. Anthony's Catholic School, plat number 080342 to be vacated. The part of the plat being vacated is the 10.0' building setback located parallel to Huisache Avenue and Howard Street. In Lot 25, Block 2, N.C.B. 2953.

It is the intent of the undersigned to nullify the force and effect of the recordation of 10' building setback described of the above referenced plat by filing this vacation instrument in the Bexar County Deed and Plat Records to cause the Bexar County Clerk to write the word "Vacated" in plain, legible letters across the 10' building setback so vacated.

Executed this 4 day of February, A.D., 2009.

By: Dr. John Kennedy
Owner

Title: Principal

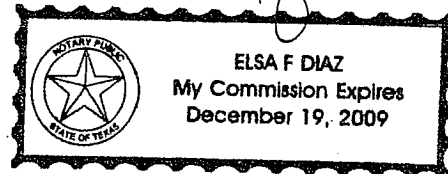
PLAT # 090130

State of Texas §
 §
County of Bexar §

DEVELOPMENT SERVICES
RECEIVED
2009 FEB 19 PM 2:39

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Dr. John Kennedy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this the 01 day of February, 2009

ELSA F DIAZ
Notary Public in and for the State of Texas



My commission expires: December 19, 2009

This vacating declaration for St. Anthony's Catholic School Subdivision Plat, plat number 080342, submitted to and considered by the City of San Antonio, Texas is hereby approved.

Dated this _____ day of _____, A.D., 20____.

By: _____
Chairman

By: _____
Secretary

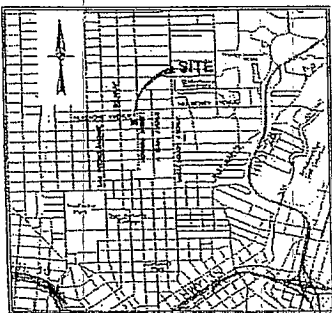
By: _____

Return

Copy to: Pape-Dawson Engineers
Name

555 East Ramsey
Address

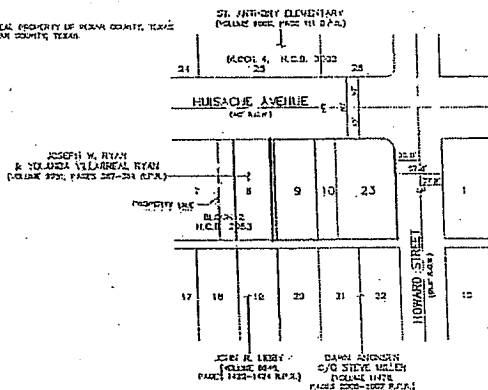
San Antonio, TX 78216
City, State, & Zip Code



LOCATION MAP

NOT-TO-SCALE
FERALSON W27 COIN MEASUR: 582-EP

1. MONITORING ARE DATA STATION TAPE-RECORDING SET AT CORRIDORS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1983) DOPPLERED IN CORRIDOR DERIVED FROM THE DEPARTMENT OF COMMERCE EARTH SAT.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1983), FROM THE HIGHS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH

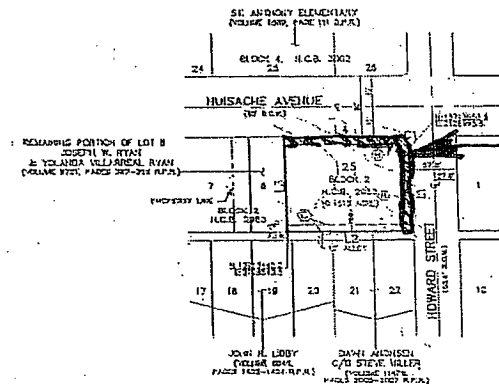


AREA TO BE REPLATTED

THE AREA BEING EXPLAINED IS COMPRISED OF LOT 31, BLOCK 5, OF THE LATEST HEIGHTS SUBDIVISION, PRECEDED BY LOT 32, PART OF ONE OF THE DEEDS AND PLAT RECORDS OF BROWN COUNTY, TEXAS, LOT 2, THE WEST 21/2 ACRES OF LOT 16, AND THE EAST 3/4-ACRE OF LOT 8, AS SHOWN ON THE CITY OF DENVER MAP NUMBER 10, 24-38TH CITY BLOCK 25-26 IN THE CITY OF EAST AURORA, BROWN COUNTY, TEXAS.

ENTRE TABLE					
CURVE	BELIA	RADUS	JANGKON	LENGKIN	0-0ND BEARINGS
G	200000"	15.00'	15.00'	21.50'	2122414E

12E TABLE		
UNE	BEARING	LENGKIN
11	200000"14E	11.00'
12	00021450E	10.00'
13	10001510W	10.00'
14	10001414E	11.00'



REPLAY

REMIT AND
SUBMITTER FLAT OF
ST. ANTHONY CATHOLIC SCHOOL

A 0.4515 OF AN ACRES TRACT OF LAND BEING COMPOSED OF LOT 22, BLOCK 2 OF LAUREL HEIGHTS SUBDIVISION, RECORDED IN VOLUME 5700, PAGE 105 OF THE DEED AND PLAT RECORDS OF BERNAR COUNTY, TEXAS, LOT 2, THE WEST 25-FEET OF LOT 10, AND THE EAST 5-FEET OF LOT 8, AS SHOWN ON THE CITY ENGINEERS MAPS NUMBER 10 M, NEW CITY (BOOK 2853) OF THE CITY OF SAN ANTONIO, BERNAR COUNTY, TEXAS.

THIS PLAN OF ST. ANTHONY CATHOLIC SCHOOL HAS BEEN
 SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
 AND IS HEREBY RECORDED BY THE CLERK OF THE CITY OF SAN ANTONIO, TEXAS
 DATED THIS 14th DAY OF MAY, 1988 A.D. AT 08

SHEET 1 OF 1

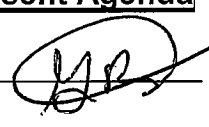
ET ANTHONY CATHOLIC SCHOOL

DATE: 01 08 2009 11:17am User: C:\N44063
File #:\50161\10102009\C101741\753990110101

20 No. 2521-10

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Consent Agenda**

FROM: George H. Rodriguez, Assistant Director, Real Estate Section 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1415—Request for a license to use Public Rights of Way beneath W. Commerce Street Bridge for parking

DATE: February 25, 2009

PETITIONER: A Action Bail Bonds
Attn: Jerry Arredondo
1126 W. Commerce Street
San Antonio, Texas 78207

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on March 11, 2009.

BACKGROUND

Request for a ten year (10) term License Agreement to A-Action Bail Bonds to use Public Right of Way for customer parking beneath the W. Commerce Street Bridge located immediately in front of 1126 W. Commerce Street. The proposed parking site is located at the intersection of W. Commerce and Salado Streets between NCB's 225 and 226 having 134' in length with a width of 40'. The subject area is approximately 5,344 sq. ft., as shown on attached Exhibit "A", located in Council District 5.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Letter of Agreement, by which petitioner agrees with all fees and conditions imposed through this canvassing are attached for review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

PROPOSED PARKING SITE BENEATH W. COMMERCE ST. BRIDGE

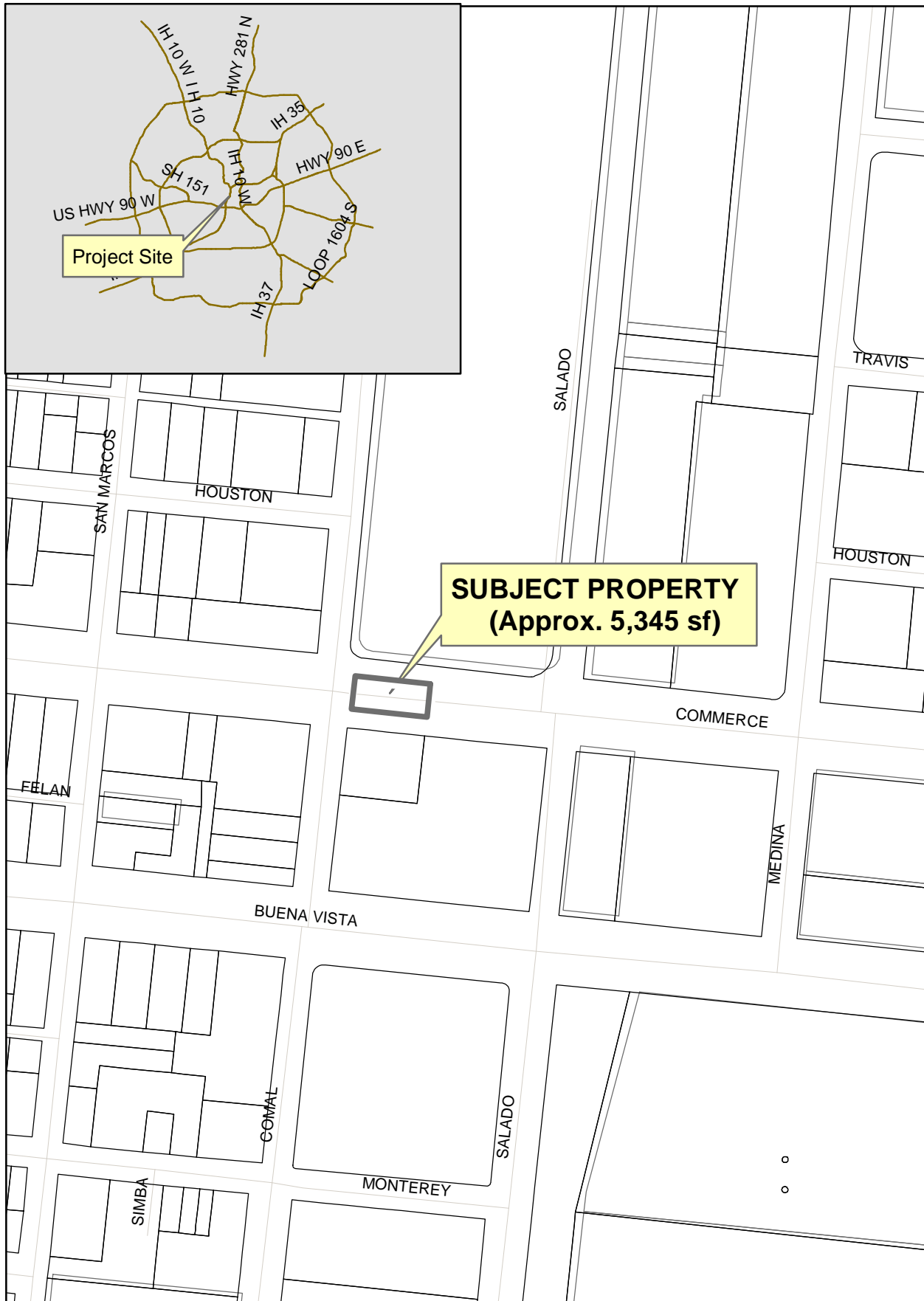


Exhibit "A"



CITY OF SAN ANTONIO

January 12, 2009

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

A-Action Bail Bonds
Attn: Jerry Arredondo
1126 W. Commerce Street
San Antonio, Texas 78207

Re: S. P. No. 1415 - Request for a License Agreement to use Public Right of Way beneath Commerce Street Bridge for parking

Dear Mr. Arredondo:

With reference to the above captioned project, please be advised that the City of San Antonio has now completed the canvassing process and is in a position to recommend approval to your request subject to the following conditions:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

"The following conditions are related to the future Westside Multi-Modal Station. Pedestrian accessibility features, such as, side walks or walkway shall remain unobstructed. In addition for pedestrian safety, adequate lighting and signage shall be provided. The amount of access points and/or curb cuts shall be limited for lower level of West Commerce because of possible east and west bus service. These bus routes would need to connect to the potential transit station on W. Commerce Street".

Comment # 1: In case VIA Metro determines that the property is required for their Westside Multi-Modal Station project: the license agreement should provide the City with the option to terminate the agreement at the City's discretion. For this reason, the future renewal of the license should be canvassed with departments/entities especially VIA Metro.

Comment # 2: In addition if IDZ zoning is adopted in January 2009, the businesses along this segment of W. Commerce Street will be exempted from minimum parking standards.

DEVELOPMENT SERVICES DEPARTMENT:

"Provided proper permits are obtained.

DEPARTMENT OF PUBLIC WORKS:

Street Maintenance Division- "Approval if all trash and debris shall be removed or cleaned during the duration of this time. If pressure washing is needed, it will be at the sole expense of Licensee".

CITY PUBLIC SERVICE ENERGY:

Overhead Engineering- "Petitioner must agree to reserve a perpetual easement for all existing electrical and/or facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner".

Exhibit "C"

Page 1 of 2

" AN EQUAL OPPORTUNITY EMPLOYER "

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT:

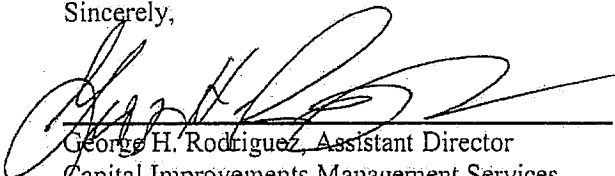
- A City Ordinance will authorize the License Agreement for the use of Public Right of Way;
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way in question is true and correct; Petitioner acknowledges that utility easements may exist within or adjacent to the right of way, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities in the event maintenance work is required, at no expense nor any other obligations to the City of San Antonio or the holder of utility easement rights;

Additionally, the fee established for this License Agreement is \$24,932.00 for a ten-year term. A-Action Bail Bonds agrees to pay to City a one-time, lump sum "License Fee" of \$24,932.00, which includes a fee of \$32.00 for recordation of the City Ordinance.

If you concur with the above-mentioned conditions, including the payment of the fee established for this use of Public Right of Way, please countersign this letter in the space provided below and return to the undersigned. Upon receipt of this signed Letter of Agreement and the completed Discretionary Contracts Disclosure Statement we will continue processing your request.

This Letter of Agreement is being offered by the City of San Antonio only to the above named petitioner and will expire thirty (30) days after the date of issuance unless a specific extension is requested by the petitioner and granted by the City.

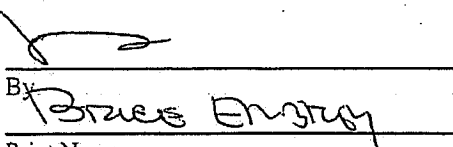
Sincerely,

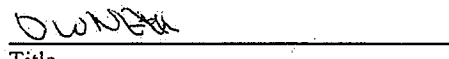

George H. Rodriguez, Assistant Director
Capital Improvements Management Services

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: **A-Action Bail Bonds**

AGREED AS TO TERMS AND CONDITIONS:

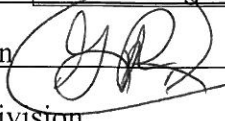

By _____
Print Name


Title _____
Date **FEB 6, 2009**

CITY OF SAN ANTONIO

Capital Improvements Management Services Interdepartmental Correspondence Sheet

TO: Planning Commission Consent Agenda

FROM: George Rodriguez, Assistant Director, Real Estate Division 

COPY: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

SUBJECT: Conveyance of two (2) properties to the San Antonio River Authority for Phase III of the San Antonio River Improvements Project and request to limit traffic on a Mission Parkway Trail for Phase II of the San Antonio River Improvements Project

PETITIONER: San Antonio River Authority
Attn: Hector Villanueva

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 03/11/2009.

BACKGROUND

The San Antonio River Authority (SARA), along with the City of San Antonio, Bexar County, and the Corps of Engineers are jointly working to restore and revitalize the San Antonio River through the San Antonio River Improvement Project. The San Antonio River Authority (SARA) is requesting the release of two (2) parcels of parkland containing a combined seven (7) acres and to limit traffic on Mission Parkway Trail in City Council District No. 3, as shown on attached Exhibits "A" and "B." The two (2) parcels are necessary to improve flood control along the San Antonio River and to return the river to a more natural appearance through ecosystem restoration for Phase III of the SARIP Mission Reach. The proposed improvements will include trails, landscaping, benches and other amenities that will enhance the river for public use as well as create a unique space for the enjoyment of the entire community.

The limits of the proposed Traffic Limiting of Mission Parkway is bounded by Mission Road to the north and bounded by VFW Blvd to the south and is needed for Phase II of the San Antonio River Improvements Project. The entire portion of Mission Parkway being proposed will be removed and will be replaced with a pathway accessible only to pedestrians, joggers, bicyclist and emergency vehicles. Private vehicular traffic will no longer have access to the new pathway. The proposed pathway is consistent with the construction type of all other pathways associated with the Mission Reach and capable of handling load capacities of up to seven (7) ton emergency vehicles.

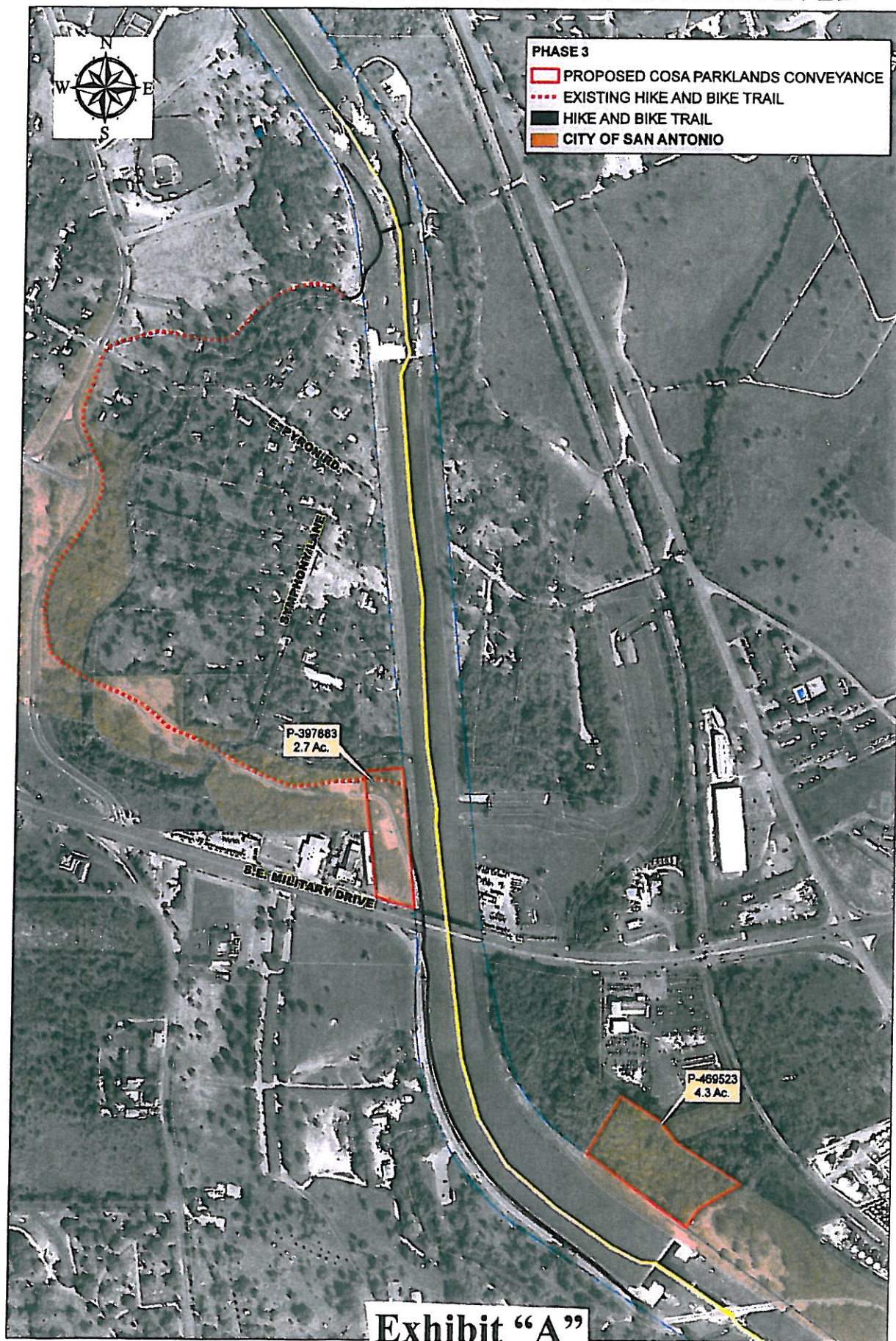
COORDINATION AND FINANCIAL IMPACT

No charge for the City properties is recommended by City staff as the value of the proposed river improvements far outweighs the value of the properties in question. SARA will maintain the properties which the City will convey.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request

PHASE 3 PROPOSED COSA PARKLANDS TO BE CONVEYED



PHASE 2 PROPOSED TRAFFIC LIMITING OF MISSION PARKWAY



Exhibit "B"

Individual Consideration

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 14 March 11, 2009

BABCOCK WOODLAND UNIT 1 PUD
SUBDIVISION NAME

MAJOR PLAT

070344

PLAT #

COUNCIL DISTRICT: 8 and Outside San Antonio City Limits

FERGUSON MAP GRID: 479 D-7

OWNER: Babcock Road 165, LTD., by Arthur Zuniga

ENGINEER: Moy Civil Engineers, by Sam Bledsoe

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: March 4, 2009

Location: Northwest of Babcock Road and Heuermann Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits
R-6 Residential Single Family District
PUD Planned Unit Development

Plat is in accordance with:

MDP 827-A, Babcock Road 165 was accepted on June 20, 2007.

PUD 06-032, Babcock Road 165 was approved on July 11, 2007.

Proposed Use: Residential

Major Thoroughfare: Babcock Road, Heuermann Road and Kyle Seale Parkway are secondary arterials, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **72.734** acres consisting of **58** single family lots, **2** non-single family lots, **585** linear feet of public streets and **4,675** linear feet of private streets.

DISCUSSION:

The Bexar County Infrastructure Services has cited: Section 35-506 (d) (1), Table 506-3 of the UDC regarding Conventional Street Design Standards. The applicant's engineer has submitted a request for a variance to the requirements, per

Section 35-501 (b) (3) of the UDC. Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. While Bexar County staff does not concur with the applicant's justification, Planning and Development Services staff does concur with the applicant's justification. Therefore, the Director of Planning and Development Services supports approval of the variance and plat with the conditions that the speed limit is reduced from 45 MPH to 40 MPH and proper signage is added within the affected area of the vertical curve along Kyle Seale Parkway.

In addition, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent);
- has appropriate documentation- recent surveys (not older than 3 years) in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present; and
- send the survey to USFWS Ecological Services Office in Austin."

The developer acknowledged receipt of Camp Bullis' response letter and indicated that they will conform to the Military's request as recognized in the attached letter.

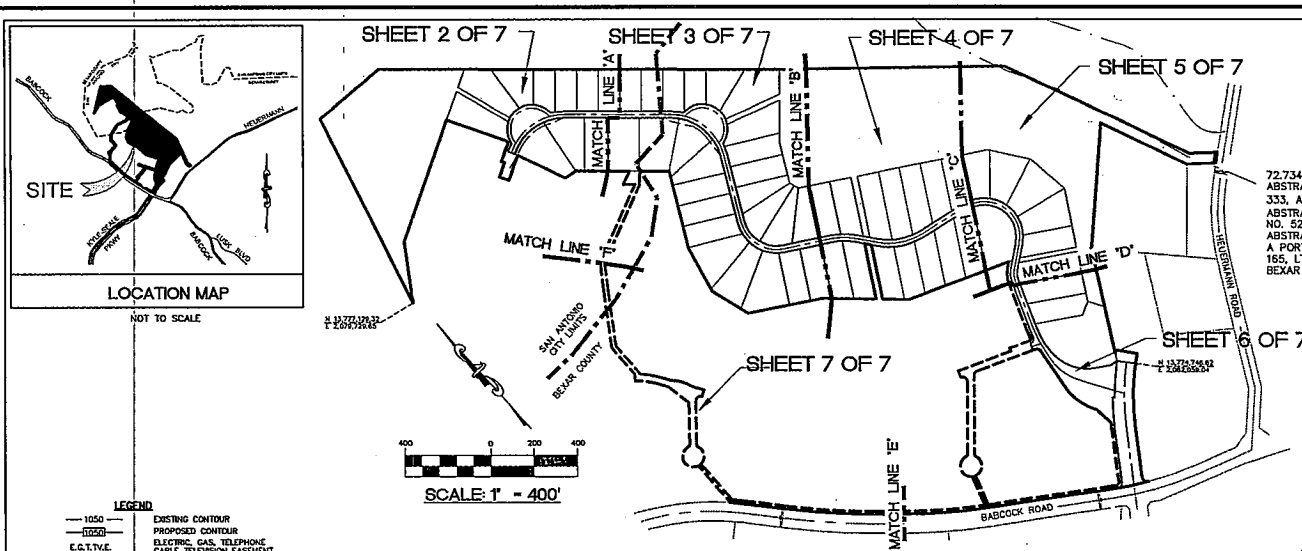
The City and Camp Bullis have been working on a joint effort to coordinate this development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

- The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold (allison_arnold@fws.gov or 512-490-0057 ext. 242)
- The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo (James.cannizzo@us.army.mil or 295-9830)
- The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

The Director of Planning and Development Services does support the granting of the variance and recommends approval of the plat with the conditions noted.



PLAT NO. 070344

SUBDIVISION PLAT ESTABLISHING

BABCOCK WOODLAND UNIT 1 P.U.D.

72.734 ACRES OF LAND BEING LOCATED IN THE C. SAN MIGUEL SURVEY NO. 2271, ABSTRACT NO. 728, COUNTY BLOCK 4717, THE TYLER TAP R.R. COMPANY SURVEY NO. 333, ABSTRACT NO. 947, COUNTY BLOCK 4716, THE G. ELLIOT SURVEY NO. 241, ABSTRACT NO. 215, COUNTY BLOCK 4718, THE J. METZLER SURVEY NO. 242, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4720, BEAR COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THAT CERTAIN 165.091 ACRES OF LAND CONVEYED TO BABCOCK ROAD 165, LTD., AS DESCRIBED IN VOLUME 11305, PAGE 672, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

MOY CIVIL ENGINEERS
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
(512) 690-7800

STATE OF TEXAS
COUNTY OF BEAR

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, HEREBY DECLARES TO THE PUBLIC, EXCEPT AS OTHERWISE NOTED HEREON, THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, INCLUDING THE PLAT, EASEMENTS, ALLEYS, PAVES, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BABCOCK ROAD 165, LTD.
C/O ZUNIGA DEVELOPMENT
12770 CHAMBERLAIN PATH, STE. 100
SAN ANTONIO, TX 78249
(512) 690-7800

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

I, **JAMES W. RUSSELL**, BEING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE CULLED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009.

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4230
COUNTY OF BEAR

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY CIVIL ENGINEERS
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF CORRECTION, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAVID A. MOY
REGISTERED PROFESSIONAL ENGINEER NO. 88258
COUNTY OF BEAR

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF **BABCOCK WOODLAND UNIT 1 P.U.D.** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2009.

BY _____ CHAIRMAN

BY _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON _____ DAY OF _____, 2009, AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID COURT, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 2009.

COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2009, AT _____ A.M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2009, AT _____ A.M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2009.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

DEVELOPMENT SERVICES RECEIVED 2009 FEB 25 AM 9:01

SUBDIVISION PLAT
ESTABLISHING

BABCOCK WOODLAND UNIT 1 P.U.D.

72.734 ACRES OF LAND BEING LOCATED IN THE G. SAN MIGUEL SURVEY NO. 227, ABSTRACT NO. 728, COUNTY BLOCK 4717, THE TYLER R.R. COMPANY SURVEY NO. 333, ABSTRACT NO. 947, COUNTY BLOCK 4716, THE G. ELLIOT SURVEY NO. 241, ABSTRACT NO. 215, COUNTY BLOCK 4718, THE J. METZLER SURVEY NO. 242, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4728, BEAR COUNTY, TEXAS; AND FURTHER BEING A PORTION OF THAT CERTAIN 165.091 ACRES OF LAND CONVEYED TO BABCOCK ROAD 165, LTD., AS DESCRIBED IN VOLUME 11305, PAGE 672, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS;

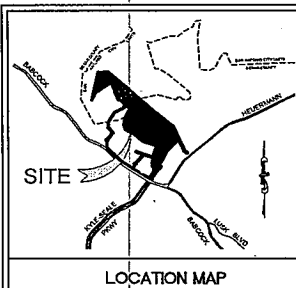


STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MAXIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
MOY CIVIL ENGINEERS, INC.
12770 DUNBAR PARK, SUITE 100
SAN ANTONIO, TEXAS 78240

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4325

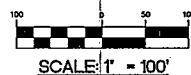
2009 FEB 25 AM 9:01

DEVELOPMENT SERVICES
RECEIVED



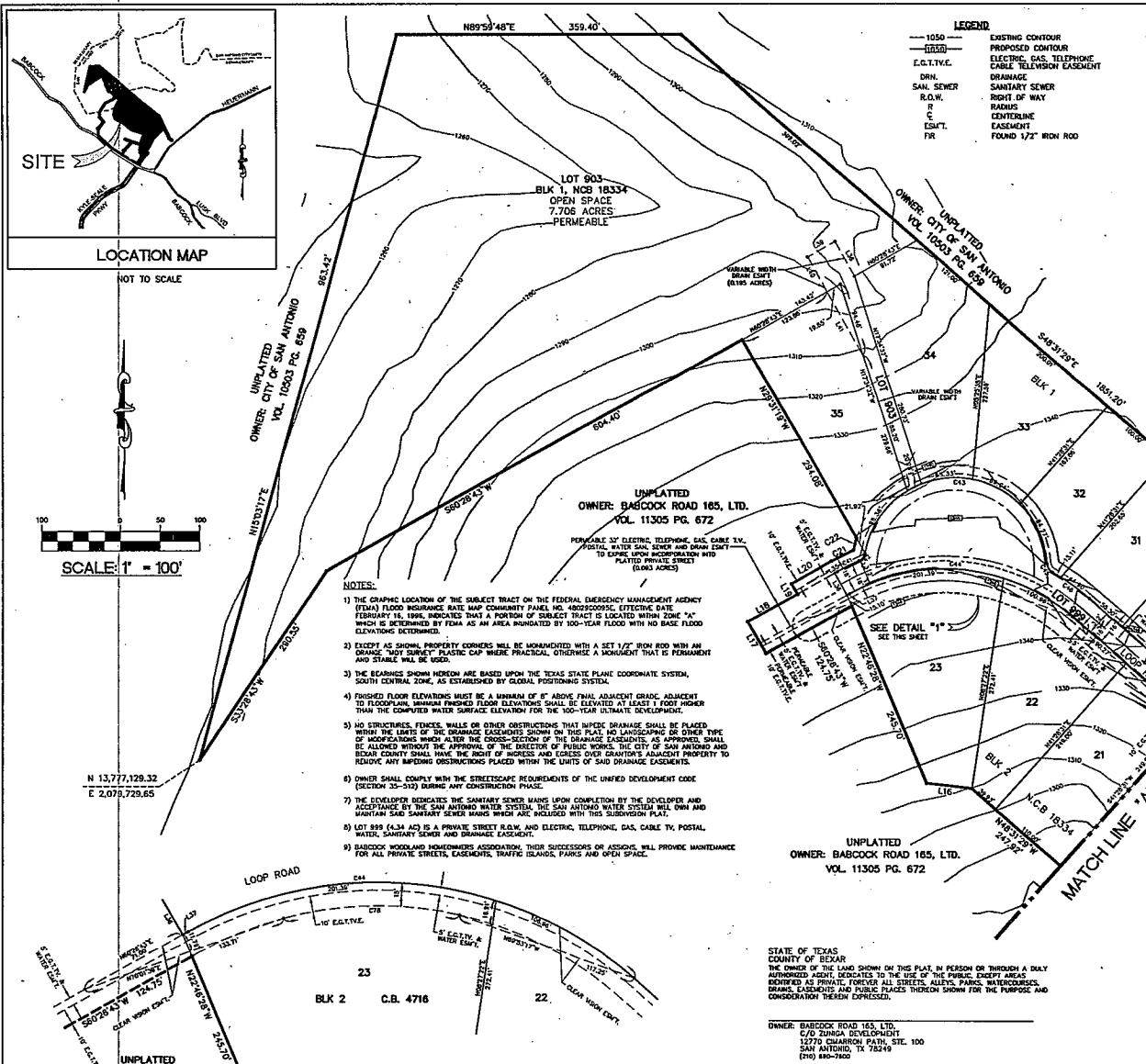
LOCATION MAP

NOT TO SCALE



SCALE: 1" = 100'

N 13,777,129.32
E 2,079,725.65



NOTES:

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480520001S, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "NOT SURVEYED" PLASTIC CAP BEING PLACED THEREIN. MONUMENTS SHALL BE PERMANENT AND STABLE WILL BE USED.
- 3) THE EASEMENTS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- 6) OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 22-212) DURING ANY CONSTRUCTION PHASE.
- 7) THE DEVELOPER REDESIGNS THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS UNIFIED DEVELOPMENT PLAT.
- 8) LOT 899 (4.34 AC) IS A PRIVATE STREET R.O.W. AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.
- 9) BABCOCK WOODLAND HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC SIGNALS, PARKS AND OPEN SPACE.

DETAIL "1"

NOT TO SCALE

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LOC SECTION 33-506(a)(3).

WASTEWATER (DW) NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDW) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REDESIGNING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC" EASEMENT, "GAS" EASEMENT, "FACILITY EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF REDESIGNING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRING, IMPROVING, MAINTAINING AND ERECTING POLES, TOWERS OR BURNING WHEELS, CABLES, CONDUITS, PIPES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ANY CPS MONUMENTARY LOGS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO CHANGE CHANGES OR CHANGING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

CONCRETE OR METAL MONUMENTS ARE ALLOWED WITHIN THE (5) (5) FOOT WIDE E.C.T.V. EASEMENTS WHEN EXISTING ARE SERVED ONLY BY LOW VOLTAGE UNDERGROUND ELECTRIC AND TELEPHONE OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DELEGATED AUTHORITY, DEEDS TO THE USE OF THE PUBLIC, CERTAIN AREAS IDENTIFIED AS PRIVATE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BABCOCK ROAD 165, LTD.
C/O DUNBAR DEVELOPMENT
12770 DUNBAR PARK, STE. 100
SAN ANTONIO, TX 78240
(214) 890-7800

DELEGATED AUTHORITY

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, EASEMENTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DUANE A. MOY
REGISTERED PROFESSIONAL ENGINEER NO. 89256

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF BABCOCK WOODLAND UNIT 1 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 20__.

BY _____
CHAIRMAN
BY _____
SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DAILY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON ____ DAY OF _____, 20__, THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS CONCERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS ____ DAY OF _____, A.D. 20__.

COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF SAO COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON ____ DAY OF _____, A.D. 20__, AT ____ A.M. AND ONLY RECORDED THE ____ DAY OF _____, A.D. 20__, IN THE RECORDS OF _____, OF SAO COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESSE MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 20__.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY _____
DEPUTY

SUBDIVISION PLAT
ESTABLISHING
**BABCOCK WOODLAND
UNIT 1 P.U.D.**

72.734 ACRES OF LAND BEING LOCATED IN THE C. SAN MIGUEL SURVEY NO. 2271, ABSTRACT NO. 728, COUNTY BLOCK 4717, THE TYLER TAP R.R. COMPANY SURVEY NO. 333, ABSTRACT NO. 947, COUNTY BLOCK 4716, THE G. ELLIOT SURVEY NO. 243, ABSTRACT NO. 215, COUNTY BLOCK 4718, THE J. NETZLER SURVEY NO. 242, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4726, BEXAR COUNTY, TEXAS; AND FURTHER BEING A PORTION OF THAT CERTAIN 165.091 ACRES OF LAND CONVEYED TO BABCOCK ROAD 165, LTD., AS DESCRIBED IN VOLUME 11305, PAGE 672, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
MOY CIVIL ENGINEERS, INC.
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

OWNER: BABCOCK ROAD 165, LTD.
C/O ZUNIGA DEVELOPMENT
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TX 78249
(214) 690-7600

DAILY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN
THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

VICTORIA PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
MOY CIVIL ENGINEERS, INC.
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4230

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT TO THE MATTERS OF STREET, LOTS, AND BRIDGE LAYOUT. FURTHER, I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE ANTONIO PLANNING COMMISSION.

DUANE A. MOY
REGISTERED PROFESSIONAL ENGINEER NO. 68228

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF **BABCOCK WOODLAND UNIT 1 P.U.D.** WAS SUBMITTED TO AND ENDORSED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DAILY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND IS IN CONFORMITY WITH THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____

AT _____ M. AND DAILY RECORDED THE _____ DAY OF _____ A.D. 20____

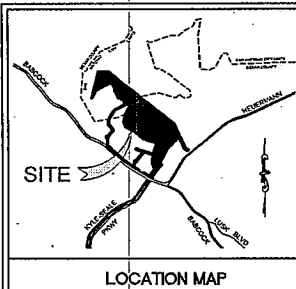
IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

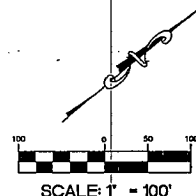
BY _____ DEPUTY

DEVELOPMENT SERVICES
RECEIVED
2009 FEB 25 AM 9:02

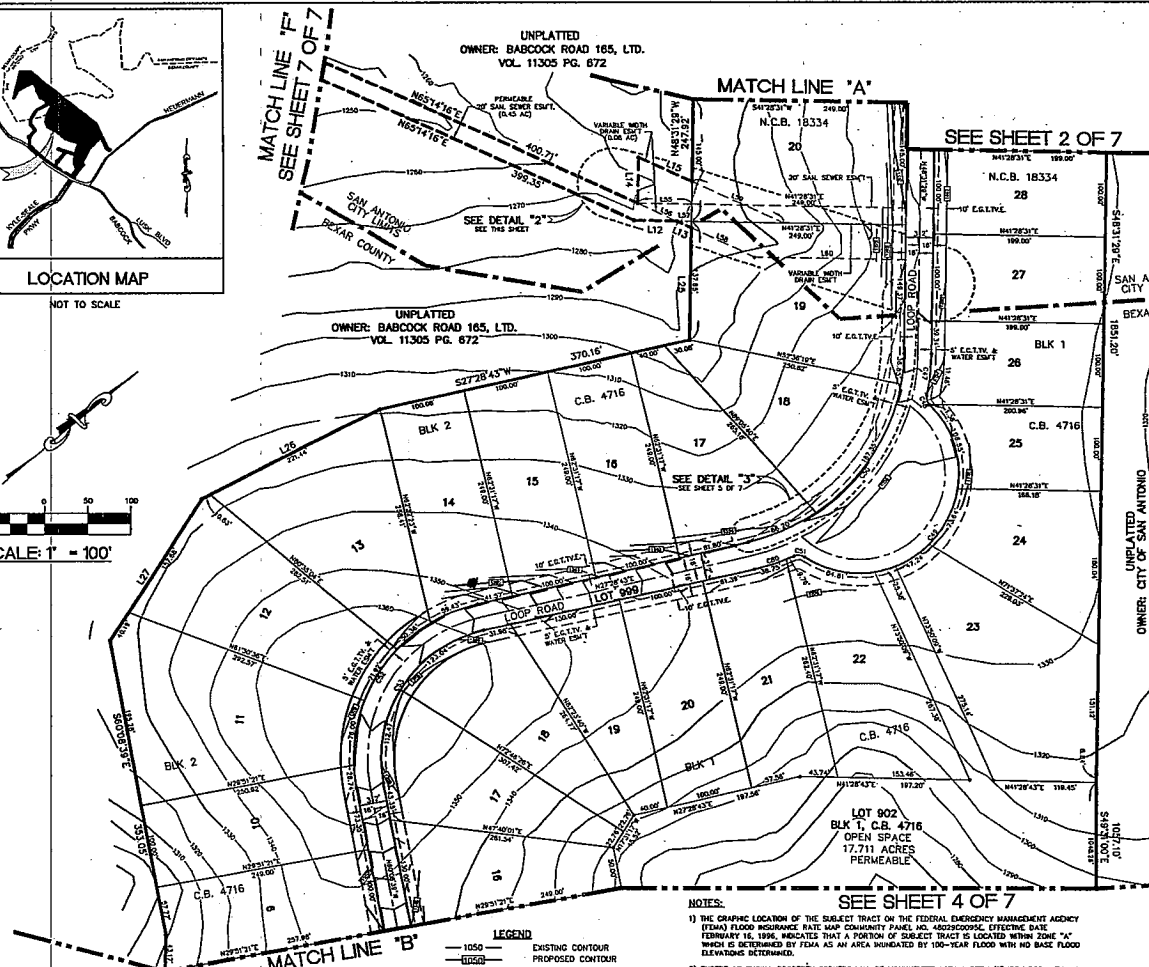


LOCATION MAP

NOT TO SCALE



SCALE 1" = 100'



NOTES:

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802200000, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS INDICATED.
- EXCEPT AS SHOWN, PROPERTY OWNERS WILL BE MANICURED WITH A 1/2" IRON ROD WITH AN ORANGE "NO SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- THE BOUNDARIES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS SHALL ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND ACCESS OVER DRAINAGE ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- OWNER SHALL COMPLY WITH THE STREETCARE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 30-200) DURING ANY CONSTRUCTION PHASE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
- LOT 999 (4.34 AC) IS A PRIVATE STREET R.O.W. AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.
- BABCOCK WOODLAND HOMEOWNERS ASSOCIATION, THEIR SUCCESSIONS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS RECORDED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TELEPHONE EASEMENT", "CABLE EASEMENT", "WATER EASEMENT" AND "SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND DRECTING POLES, HANGING OR BURNING WIRE, CABLES, TUBES OR TRANSMISSION LINES WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS OVER OWNERS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT OF EGRESS AND ACCESS OVER SAID ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT OF EGRESS AND ACCESS OVER SAID ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS WILL BE PLACED WITHIN SAID ADJACENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE DIVIDED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

CONCRETE, BRICKWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.C.A. EASEMENTS WHEN LOTS ARE SERVED ONLY BY RAIL OR UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

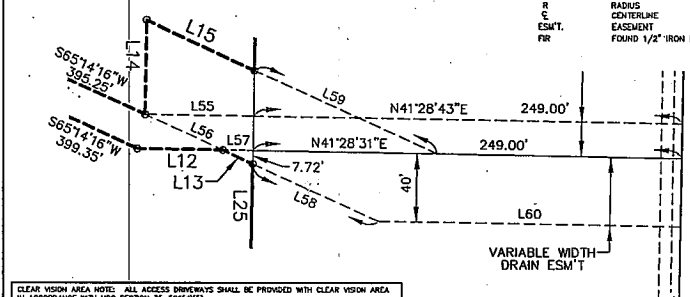
ROOF OVERHANGS ARE ALLOWED WITHIN THE (5) FOOT WIDE E.C.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED

DETAIL "2"

NOT TO SCALE



CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LOC SECTION 30-200(05).

WASTEWATER EDI NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

SUBDIVISION PLAT
ESTABLISHING

**BABCOCK WOODLAND
UNIT 1 P.U.D.**

72.734 ACRES OF LAND BEING LOCATED IN THE C. SAN MIGUEL SURVEY NO. 227, ABSTRACT NO. 728, COUNTY BLOCK 4717, THE TYLER TAP R.R. COMPANY SURVEY NO. 333, ABSTRACT NO. 947, COUNTY BLOCK 4716, THE G. ELLIOT SURVEY NO. 243, ABSTRACT NO. 215, COUNTY BLOCK 4718, THE J. METZLER SURVEY NO. 243, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4720, BEHAR COUNTY, TEXAS; AND FURTHER BEING A PORTION OF THAT CERTAIN 165.091 ACRES OF LAND CONVEYED TO BABCOCK ROAD 165, LTD., AS DESCRIBED IN VOLUME 11305, PAGE 672, REAL PROPERTY RECORDS OF BEHAR COUNTY, TEXAS;



STATE OF TEXAS
COUNTY OF BEHAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, EXCEPT AS OTHERWISE IDENTIFIED AS PRIVATE, FURTHER ALL STREETS, ALLEYS, PARCELS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BABCOCK ROAD 165, LTD.
C/O ZUMICA DEVELOPMENT
15770 CHAMBERLAIN PATH, STE. 100
SAN ANTONIO, TX 78249
(214) 944-7600

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEHAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN
THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
BEHAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEHAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
JOY C.E. SURVEYORS
15770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4320

STATE OF TEXAS
COUNTY OF BEHAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO
THE PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST
OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CIVIL
ENGINEERING CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO
PLANNING COMMISSION.

DIANE A. WAT
REGISTERED PROFESSIONAL ENGINEER NO. 69250

STATE OF TEXAS
COUNTY OF BEHAR
THIS PLAT OF "BABCOCK WOODLAND UNIT 1 P.U.D." HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS _____ DAY OF _____ A.D. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEHAR COUNTY, TEXAS, AND PREVIOUS
OFFICERS OF THE COMMISSIONERS COURT OF BEHAR COUNTY, DOES HEREBY CERTIFY
THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF
BEHAR COUNTY, TEXAS ON _____ THAT AFTER EXAMINATION IT
APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND
REGULATIONS GOVERNING SAID, AND THAT THIS PLAT HAS BEEN APPROVED BY
THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEHAR COUNTY, TEXAS

COUNTY CLERK, BEHAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEHAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____

AT _____ A.M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M.

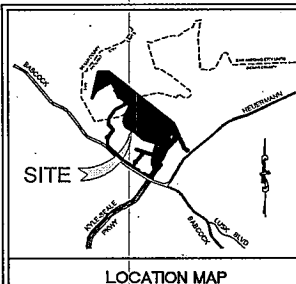
IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

MY HAND AND OFFICIAL SEAL OF OFFICE, TEXAS

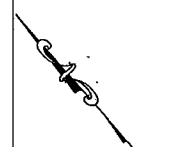
BY _____ DEPUTY

DEVELOPMENT SERVICES
RECEIVED
2009 FEB 25 AM 9:02



LOCATION MAP

NOT TO SCALE



SCALE: 1" = 100'

LEGEND

- 1050' EXISTING CONTOUR
- 1050' PROPOSED CONTOUR
- E.C.T.V.E. GAS, TELEPHONE, CABLE TELEVISION EASEMENT
.C.T.V.E. DRAINAGE
- SANITARY SEWER
- RIGHT OF WAY
- RADIUS
- CENTERLINE
- EASEMENT
- FOUND 1/2" FROM ROAD

NOTES

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4800000000, EFFECTIVE DATE: FEBRUARY 14, 1994, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN "ORANGE" AND "RED" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. ADJACENT TO FLOODPLAIN, FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEHAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- 6) OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE LIMITED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
- 7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
- 8) LOT 809 (3.54 AC) IS A PRIVATE STREET BELIEVED AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.
- 9) BABCOCK WOODLAND HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAVEL ISLANDS, PARKS AND OPEN SPACE.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(e)(3).

WASTE-WATER CON NOTE: THE NUMBER OF WASTE-WATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES.

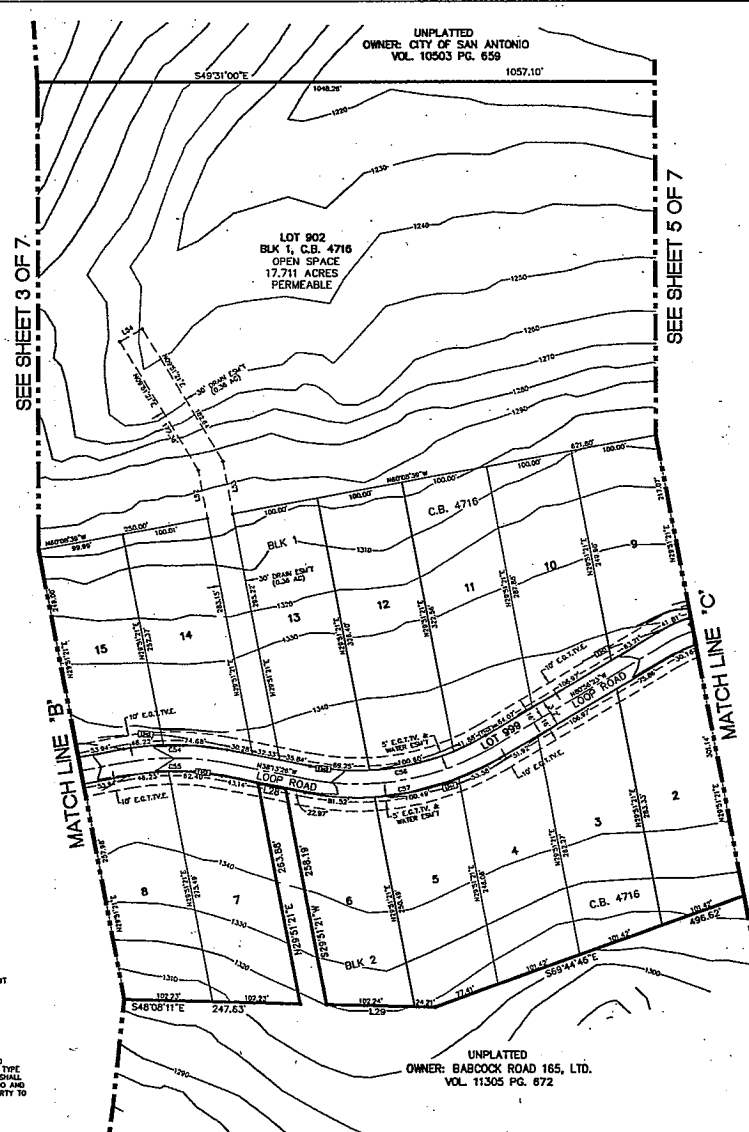
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

MATCH LINE 'B'

MATCH LINE 'C'



UNPLATTED
OWNER: CITY OF SAN ANTONIO
VOL. 10503 PG. 659

LOT 802
BLK 1, C.B. 4716
OPEN SPACE
17.711 ACRES
PERMEABLE

UNPLATTED
OWNER: BABCOCK ROAD 165, LTD.
VOL. 11305 PG. 672

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERLAP EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, OPERATING AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PLANTS THEREON OR OTHER OBSTRUCTIONS WHICH COULD OR WOULD INTERFERE WITH THE EFFICIENCY OF SAID LINES OR FACILITIES, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS WORKMANSHIP LOSS BECAUSE THE FIVE UNDERGROUND REQUIRED BY OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS WITHIN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS ONLY WITH UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

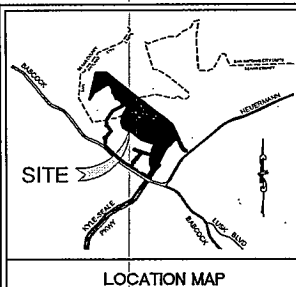
THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHARGES TO SUCH EASEMENTS ARE DISCLOSED BELOW.

* NONE ATTACHED

SUBDIVISION PLAT
ESTABLISHING
BABCOCK WOODLAND
UNIT 1 P.U.D.

72.734 ACRES OF LAND BEING LOCATED IN THE C. SAN MIGUEL SURVEY NO. 2273, ABSTRACT NO. 728, COUNTY BLOCK 4717, THE TYLER TAP R.R. COMPANY SURVEY NO. 333, ABSTRACT NO. 947, COUNTY BLOCK 4716, THE G. ELLIOT SURVEY NO. 241, ABSTRACT NO. 215, COUNTY BLOCK 4718, THE J. METZLER SURVEY NO. 242, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4726, BEAR COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THAT CERTAIN 165.091 ACRES OF LAND OWNED BY BABCOCK ROAD 165, LTD., AS DESCRIBED IN VOLUME 11305, PAGE 672, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS;

MOY CIVIL ENGINEERS
12770 CHARRON PALM, SUITE 100
SAN ANTONIO, TEXAS 78249
1009 FEB 25 AM 9:02
RECEIVED
DEVELOPMENT SERVICES



LEGEND
--- 1050 --- EXISTING CONTOUR
--- 1050 --- PROPOSED CONTOUR
--- E.G.T.V.E. --- ELECTRIC, GAS, TELEPHONE
--- CABLE TELEVISION EASEMENT ---
--- SAN. SEWER ---
--- R.O.W. --- RIGHT OF WAY
--- R --- RADIUS
--- C.S.M.T. --- CENTERLINE
--- EASEMENT ---
--- FOUND 1/2" IRON ROD ---

- NOTES:**
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802000000, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
 - EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - OWNER SHALL COMPLY WITH THE STREETWORK REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
 - LOT 819 (4.34 AC) IS A PRIVATE STREET BLOW AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.
 - BABCOCK WOODLAND HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-04A(4)(5).

WATERWATER ECU NOTE: THE NUMBER OF WATERWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AIRBORNE EASEMENT", "TELEPHONE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PARALLELING AND ERECTING POLES, TOWERING OR BURNING MASTS, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IMPED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.V.E. EASEMENTS. PAVEMENTS ARE SERVED ONLY BY REAR LEFT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

NOY OVERHEAD ARE ALLOWED WITHIN THE (5) FOOT WIDE E.G.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AFFECT, ALTER, REDUCE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED

***FLOODPLAIN NOTE:**

THE VISIBLE WATER DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH FEMA PANEL 4802000000, DATE FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR. BEAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

FEMA 4802000000
FEBRUARY 16, 1996

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BABCOCK ROAD 165, LTD.
C/O ZUNIGA DEVELOPMENT
12770 CHARRON PALM, STE. 100
SAN ANTONIO, TX 78249
(512) 890-7800

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

HENRIY PUBLIC
BEAR COUNTY, TEXAS

DETAIL "3"
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEAR
I, _____, LICENSED PROFESSIONAL LAND SURVEYOR NO. 4230, HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
12770 CHARRON PALM, SUITE 100
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS
COUNTY OF BEAR
I, _____, LICENSED PROFESSIONAL ENGINEER NO. 69258, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUTS. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I, _____, REGISTERED PROFESSIONAL ENGINEER NO. 69258, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUTS. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF "BABCOCK WOODLAND UNIT 1 P.U.D." HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 20____.

BY _____ CHAIRMAN
BY _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON _____ THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 20____,
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M., IN THE RECORDS OF _____, OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEAR COUNTY, TEXAS
BY _____, DEPUTY



MOY & ASSOCIATES, INC.
CIVIL ENGINEERS

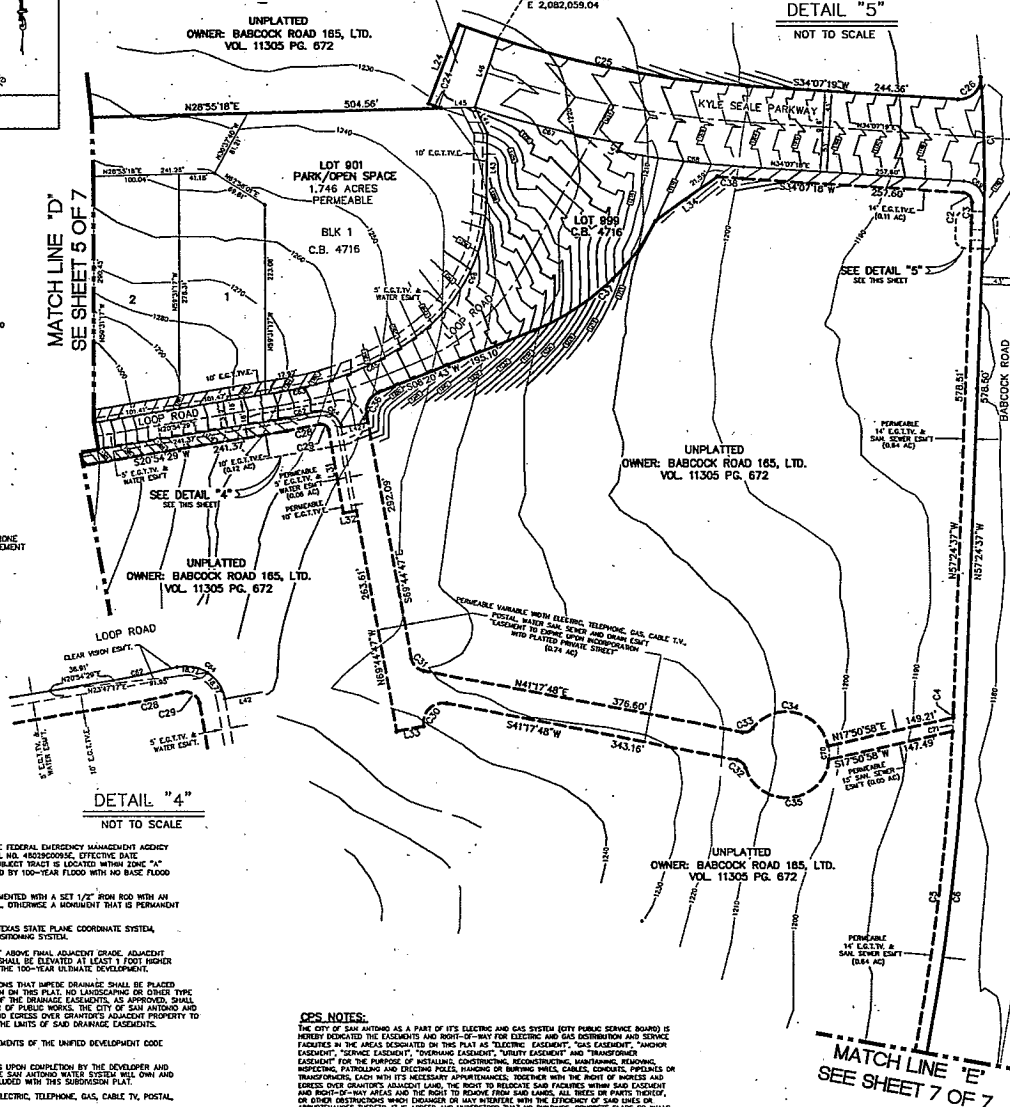
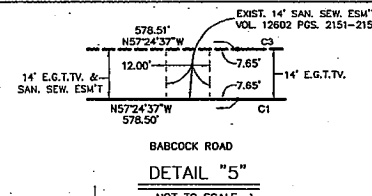
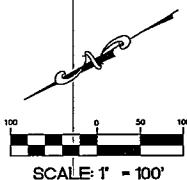
2770 CHANDLER PATH, SUITE 100
TEL: (415) 351-1100

By _____, DEPUTY

DEVELOPMENT SERVICES
RECEIVED

2009 FEB 25 AM 15 02

SHEET 6 OF 7

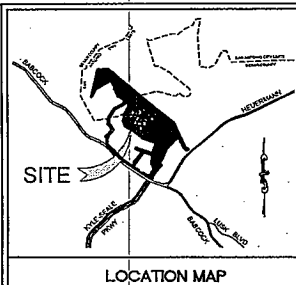


WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT M.D.E.G.T.C.A.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT M.D.E.G.T.C.A.T.V. EASEMENTS.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE OR CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SPECIFICALLY NOTED.

* NONE AFFECTED



LOCATION MAP

NOT TO SCALE

- LEGEND**
- 1000' EXISTING CONTOUR
 - 1000' PROPOSED CONTOUR
 - ELECTRIC, GAS, TELEPHONE
 - E.G.T.V.E. CAS, TELEVISION EASEMENT
 - DRN. DRAINAGE
 - SAN. SEWER SANITARY SEWER
 - R.O.W. RIGHT OF WAY
 - R. RAILROAD
 - CSCT. CENTERLINE
 - ESCT. EASEMENT
 - FR. FOUND 1/2" IRON ROD

MATCH LINE SEE SHEET 6 OF 7

NOTES:

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 49020C0000, EFFECTIVE DATE FEBRUARY 18, 1994, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASIC FLOOD ELEVATIONS DETERMINED.
- 2) EXCEPT AS SHOWN, PROPERTY EASEMENTS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "H" SURVEY PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- 3) THE BOUNDARIES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- 6) OWNER SHALL COMPLY WITH THE STREETCARE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
- 7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE IN THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
- 8) LOT 800 (4.34 AC) IS A PRIVATE STREET R.O.W. AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.
- 9) BABCOCK WOODLAND HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(4)(5).

WASTEWATER (DW) NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDWU) PAID FOR THIS SUBDIVISION PLAT AND SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

**SUBDIVISION PLAT
ESTABLISHING
BABCOCK WOODLAND
UNIT 1 P.U.D.**

72.734 ACRES OF LAND BEING LOCATED IN THE C. SAN MIGUEL SURVEY NO. 227, ABSTRACT NO. 728, COUNTY BLOCK 4717, THE TYLER TAP R.L.R. COMPANY SURVEY NO. 333, ABSTRACT NO. 947, COUNTY BLOCK 4716, THE G. ELLIOT SURVEY NO. 243, ABSTRACT NO. 215, COUNTY BLOCK 4718, THE J. METZLER SURVEY NO. 242, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4726, BEXAR COUNTY, TEXAS, AND FURTHER BEING A PORTION OF THAT CERTAIN 165.091 ACRES OF LAND CONVEYED TO BABCOCK ROAD 165, LTD., AS DESCRIBED IN VOLUME 11305, PAGE 672, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;



STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO THE USE OF THE PUBLIC, EXCEPT AREAS DEDICATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER: BABCOCK ROAD 165, LTD.
C/O ZIMMER DEVELOPMENT
12770 CHAMBERLAIN PATH, STE. 100
SAN ANTONIO, TX 78244
(210) 980-7800

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND EXERCISING POLICE, HAULING OR BURNING WIRE, CABLES, CONDUITS, PIPES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF HORSEES AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENLARGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO DRAINAGE, CONDUIT, SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CITY MOUNTAIN LOSS RESULTING FROM MAINTENANCE REQUIRED BY CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR DRAINAGE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR DRAINAGE ELEVATION ALTERATIONS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.L.E. LOCAL EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.L.E. LOCAL EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS FOR UTILITIES UNLESS THE CHARGES TO SUCH EASEMENTS ARE DESIGNATED BELOW.

* NONE AFFECTED

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND TO AN ACTUAL SURVEY MADE ON THE SECOND DAY OF FEBRUARY, 2008.

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4320

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE BEST OF MY SKILL AND JUDGMENT, IN ACCORDANCE WITH THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DANIEL A. MOY
REGISTERED PROFESSIONAL ENGINEER NO. 89258

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF BABCOCK WOODLAND UNIT 1 P.U.D. HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____, A.D. ____
BY ____ CHAIRMAN
BY ____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRECIOUS OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON ____ DAY OF ____ AFTER EXAMINATION IT APPEARED THAT SAID PLAT WAS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS ____ DAY OF ____, A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS

PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____, A.D. ____

AT ____ M. AND DULY RECORDED THE ____ DAY OF ____, A.D. ____ AT ____ M.

IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____, A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY ____ DEPUTY

FOR EASEMENT SERVICES
RECEIVED
2008 FEB 25 AM 9:02

DEVELOPMENT SERVICES
RECEIVED

2009 FEB 25 AM 9:02

January 14, 2009

Mr. Fernando DeLeon, P.E.
Assistant Director, Development Services
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Babcock Woodland Unit 1 PUD, Plat # 070344
Administrative Exception

Dear Mr. DeLeon,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio's Unified Development Code, Section 35-506 (d)(1), Table 506-3 as it applies to secondary arterial streets and "K" values. Specifically, this project provides for the construction of a section (615 LF) of Kyle Seale Parkway north of Babcock Road. The proposed grade of 7.5% is greater than the allowable of 5% for a secondary arterial street and the "K" value of the vertical curve at that location is 60 which is less than the required value of 70. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of the exception from this compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property:

The natural grade of the existing topography exceeds 14%. To comply with the 5% requirement would require cuts in excess of 12 feet and would lower the interior connecting street to a level that access to the residential lots on that street would be prohibitive.

2. The hardship relates to the applicant's land, rather than personal circumstance:

The existing topography of the land has created the hardship.

3. The hardship is unique, or nearly so, rather than one shared by many

surrounding property owners: Kyle Seale Parkway is being extended as a requirement of the Major Thoroughfare Plan to eventually provide a connection to IH-10. The existing topography along this alignment often exceeds the 5% maximum grade for secondary

arterial thoroughfares. Existing sections of this roadway south of Babcock already exceed the 5% grade limitation.

DEVELOPMENT SERVICES
RECEIVED

2009 FEB 25 AM 9:02

4. The hardship is not the result of the applicant's own actions: As previously mentioned, this road alignment is mandated by the Major Thoroughfare Plan, and the grade will be determined in part by existing topography.

5. The granting of the variance will not be injurious to other properties and will not prevent the orderly subdivision of other property in accordance with these regulations: By allowing steeper grades, the roadway will generally conform to the existing topography and allow more manageable entries to adjacent properties. Also, this proposed administrative exception will not create a safety hazard. The stopping sight distance of the proposed vertical curve exceeds the 300-foot requirement in UDC, Section 35-506(d). Based on generally accepted engineering principles, the reduction in the minimum "K value" will not pose any additional threat to health and safety.

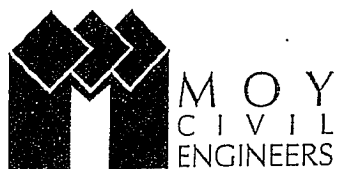
Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Moy Civil Engineers



Samuel B. Bledsoe, P.E.



Elizabeth Adams
 City of San Antonio
 Development Services
 1901 S. Alamo
 San Antonio, TX 78204

Subject: Babcock Woodland Unit 1, Plat Number 070344, ETJ
 Administrative Exception to UDC 35-506(d)

Dear Ms. Adams:

Kyle Seale Parkway is classified as a secondary arterial street per the City of San Antonio Major Thoroughfare Plan. Maximum street grades for secondary arterial streets per UDC 35-506(d) are 5%. The design of the segment of Kyle Seale Parkway within the above referenced plat has maximum grades exceeding the 5% maximum requirement. We are requesting an administrative exception to the maximum grade requirement per UDC 35-506(d).

The following are all locations where exception is needed:

Sheet Number	Street Name	Type of Curve	PVI	Length of Curve	Grade 1	Grade 2	Calculated Stopping Sight Distance (Design Speed)	K-value Required (Most Restrictive)	K-value Requested
9	Kyle Seale Parkway, Secondary Arterial	Vertical Crest	8+50	960 ft.	7.0%	-6.7%	389' (45 mph)	70 (UDC)	70.07

Sheet Number	Street Name	Type of Street	Start of Grade	Length of Grade	Grade (Requested)	Grade (Required)	Grade @ Intersecting Streets	Grade @ Driveways for Lots > 1 acre
9	Kyle Seale Parkway	Secondary Arterial	2+00	170 ft.	8.5%	5%	5.2%	N/A

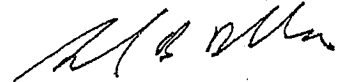
For the vertical crest curve at PVI station 8+50, the design meets minimum k-value requirement of 70 per UDC 35-506(d), however, the grades in and out of the vertical curve exceed the maximum grade requirements of 5%. The grade from station 2+00 to 3+70 is 8.5% which also exceeds the maximum grade requirement of 5%. The design grades have been deemed necessary for accessible access into the subdivision and coincide with the nature of topography in which the street alignment was planned according to the Major Thoroughfare Plan. Existing sections of this roadway south of Babcock already exceed the 5% grade limitation.

The natural topography in this area exceeds 15%. By allowing steeper grades, the roadway will generally conform to the natural topography and allow more manageable entries to adjacent properties. Also, this proposed administrative exception will not create a safety hazard. The stopping sight distance of the proposed vertical curve exceeds the 300-foot requirement in UDC, Section 35-506(d). The stopping distance calculated for the vertical crest curve at PVI station 8+50 is 389 feet. Based on generally accepted engineering principles, the grades exceeding 5% will not pose any additional threat to health and safety.

Please contact us at 210-698-5051 with any questions or if any additional information is needed.

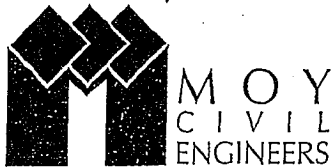
Sincerely,

Moy Civil Engineers



Samuel B. Bledsoe, P.E.

cc: Bexar County Infrastructure Services



March 2, 2009

Mr. Fernando DeLeon, P.E.
Assistant Director, Development Services
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Babcock Woodland Unit 1 PUD, Plat # 070344
Administrative Exception

Dear Mr. DeLeon,

During plan review by Bexar County staff, it was noted that the referenced development is not in conformance with the City of San Antonio's Unified Development Code, Section 35-506 (d)(1), Table 506-3 as it applies to secondary arterial streets and "K" values. Specifically, this project provides for the construction of a section (615 LF) of Kyle Seale Parkway north of Babcock Road. The proposed grades of 7.0% and 6.7% are greater than the allowable of 5% for a secondary arterial street and the calculated "K" value of the vertical curve at this location is 70. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we are requesting approval of the exception from this compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property:

The natural grade of the existing topography exceeds 14%. To comply with the 5% requirement would require cuts in excess of 12 feet and would lower the interior connecting street to a level that access to the residential lots on that street would be prohibitive.

2. The hardship relates to the applicant's land, rather than personal circumstance:

The existing topography of the land has created the hardship.

3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners: Kyle Seale Parkway is being extended as a requirement of the Major Thoroughfare Plan to eventually provide a connection to IH-10. The existing topography along this alignment often exceeds the 5% maximum grade for secondary

arterial thoroughfares. Existing sections of this roadway south of Babcock already exceed the 5% grade limitation.

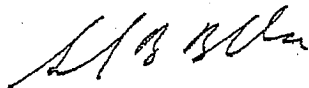
4. **The hardship is not the result of the applicant's own actions:** As previously mentioned, this road alignment is mandated by the Major Thoroughfare Plan, and the grade will be determined in part by existing topography.

5. **The granting of the variance will not be injurious to other properties and will not prevent the orderly subdivision of other property in accordance with these regulations:** By allowing steeper grades, the roadway will generally conform to the existing topography and allow more manageable entries to adjacent properties. Also, this proposed administrative exception will not create a safety hazard. The calculated stopping distance provided within this vertical curve is 389 feet, according to AASHTO criteria. This is greater than the recommended distance of 360 feet. Based on generally accepted engineering principles, the "K value" of this vertical curve will not pose any additional threat to health and safety. In addition, we are also recommending that the speed limit be reduced along this section of Kyle Seale from 45 MPH to 40 MPH. This will further increase the stopping distance and, due to the proximity of the Babcock intersection, will slow traffic approaching that intersection. The speed limit reduction signs should be installed within the next section of Kyle Seale which will be platted at a later date.

Your favorable consideration of this administrative exception request will be greatly appreciated. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Moy Civil Engineers



Samuel B. Bledsoe, P.E.

**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Babcock Woodland Subdivision A subdivision plat consisting of 62 single family lots on 72.51 acres with ~600 lf of public road and 4,900 lf of private roads.
Address:	Babcock Road at Kyle Seale Parkway (See Aerial) Ferguson Map Grid 479/D7
A/P #/PPR #/Plat #:	070344
AEVR #:	
AEVR Submittal Date:	01/27/2009
AEVR Submitted by:	Samuel Bledsoe, P.E., Moy Civil Engineers
Issue:	Kyle Seale Blvd – Grades and Sag K-Value
Code Sections:	2006 Unified Development Code (UDC), Section 35-506 (d)(2) – Vertical Curvature, 35-506(d)(3) -- Grade, Table 506-3 – Grade (max) and “K” Sag Curve Values
By:	Robert G. Brach, P.E. – Development Services Manager


We reviewed the information presented in Mr. Bledsoe's letter dated January 14, 2009. At issue are the minimum Street Grades for an Arterial Section and K-values listed in Table 506-3 for Crest Vertical Curves.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. The minimum K-value established by the UDC for a public Secondary Arterial Street is 70 for Vertical Crest Curve which is based upon a straight run of road with the maximum grade of 5% and a design speed of 45 MPH. This curve is located at the end of the street extension for Kyle Seale Parkway which currently has grades in excess of 5%. We have no objection to proposed grade; however, due to the change in the grade, the K-value which is a function of the stopping sight distance to algebraic difference between the two tangents of the curve. Compliance with a K-value ensures we have adequate stopping sight distance for the changes in elevation experienced in traveling over the curve. There does appear that the applicant could change the design of the proposed curve that will not affect the proposed construction. Therefore, the provisions of the code will not prevent the applicant from having reasonable use of the property.
2. The topography around the development does pose a challenge for this development. However, the measures that have been undertaken by the applicant do not outweigh the public interest with compliance of the regulation.

3. The hardship is not unique to the development. Administrative Exceptions to the Street Grades and K-values on Arterial streets have been granted in the past. The approvals of the exceptions were based on compliance with the minimum AASHTO K-values for the proposed road segments.
4. The applicant has not taken all practical measures to minimize adverse impacts on the public health, safety, and public welfare. The design will have a substantial impact on public health, safety, and public welfare since there would be inadequate stopping sight distance on an Arterial street.
5. The granting of this variance will be injurious to the other property due to the inadequate stopping sight distance and will prevent the orderly subdivision of other property in the area in accordance with these regulations.

RECOMENDATION: Deny

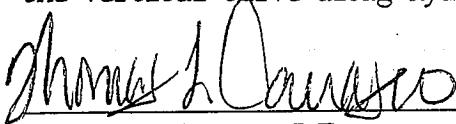


Robert Brach, P.E.
Development Services Engineer
Bexar County

2/9/09

Date

I have reviewed the AEVR Analysis and concur with the applicant's proposal to remedy the County's concern and denial by reducing the speed limit from 45 MPH to 40 MPH and add the proper signage within the affected area of the vertical curve along Kyle Seale. Therefore, I recommend approval.

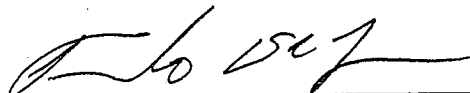


Thomas L. Carrasco, P.E.
Development Services Engineer

3/4/09

Date

City of San Antonio Planning and Development Services Department



Fernando J. De León, P.E.

Assistant Director

City of San Antonio Planning and Development Services Department

3/4/09

Date



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

FEB 11 2009

Office of the Commander

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's February 6, 2009 notification on plat 070344, Babcock Woodland Unit 1 PUD for a 72 acre development about 2.5 miles west of Camp Bullis along the Kyle Seal Parkway. This proposed development appears to raise all three of our compatibility concerns regarding Camp Bullis. We provide the following comments.

The entire tract is within the Camp Bullis 3 mile light buffer zone and this tract is so large that light from the whole tract may affect Camp Bullis. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106



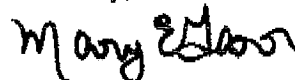
acre tract on the southwest corner of Camp Bullis. See enclosed map from which it appears that much of the tract is densely wooded.

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is within the Edwards Aquifer Contribution Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses karst zones. This tract is mostly in karst zone 1. Zone 1 areas are known to contain listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: 1) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent); 2) has appropriate documentation -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

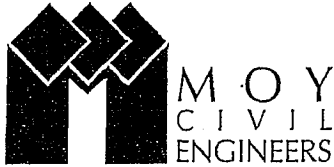
My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,



Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure
as



February 12, 2009

Ms. Elizabeth Adams
Planning and Development Services
Land Entitlements
1901 S. Alamo
San Antonio, TX 78204

Re: Babcock Woodland, Unit 1 PUD
Plat No. 070344

Dear Ms. Adams,

The developer for this project has been advised that this subdivision is located within the Camp Bullis Awareness Zone. For your information, an endangered species study was conducted earlier in the development process and in concert with the U.S. Fish and Wildlife Service.

Regarding the dark sky lighting requirements, the developer and builders will comply with applicable ordinances as development progresses. If you have any questions or need anything else, please let me know.

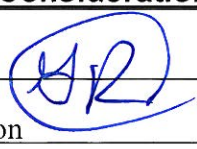
Sincerely,

Moy Civil Engineers

Samuel B. Bledsoe, P.E.

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**

FROM: George Rodriguez, Assistant Director, Real Estate Division 

COPY: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division

SUBJECT: S. P. No. 1390 - Request to close, vacate and abandon an improved portion of Funston Place

DATE: February 19, 2009

PETITIONER: San Antonio Botanical Society
Attn: Candace Andrews, Managing Director
P.O. Box 6569
San Antonio, Texas 78209

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on March 11, 2009.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of an improved portion of Funston Place Public Right of Way located between N. New Braunfels Avenue and Old Austin Road adjacent to New City Blocks 50 and 7186 in City Council District No. 9, as shown on attached Exhibit "A." The City of San Antonio owns all of the abutting property to the proposed closure. Funston Place bisects the southern city-owned property from the San Antonio Botanical Garden, a city-owned property, to the North. Petitioner alleges that vandalism has occurred at the all-glass Lucile Halsell Conservatory located to the North of the proposed closure and has indicated that there over 104 broken large glass panes which will cost approximately \$350,000 to repair. Petitioner has indicated that this closure will protect the Lucile Halsell Conservatory from further vandalism and create a buffer zone, which can be accomplished through the proposed closure. The San Antonio Botanical Society has received \$2.3 million in private and public funds for improvements and \$1.5 million in endowment funds for maintenance.

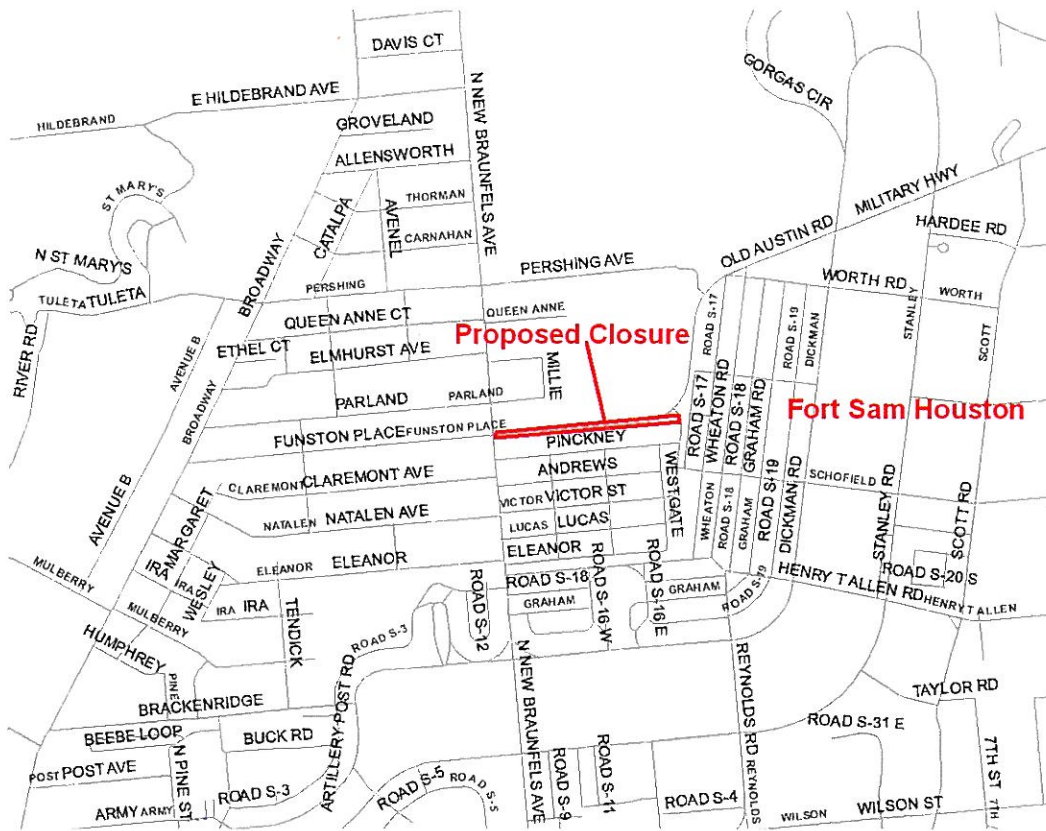
Petitioner has indicated that the proposed closure will complement future master site planning, which includes possible extension of the children's garden, a water saver demonstration entrance garden, and an improved community access to the Botanical Garden and San Antonio Garden Center by developing better circulation and safety for its guests and school groups. Petitioner has also indicated that through traffic has diminished significantly on the proposed closure and that Ft. Sam Houston is looking to use Pershing Avenue as access for its Austin Road gate. If approved, petitioner proposes to incorporate the proposed closure with the abutting properties to expand the current campus and use it as a dedicated gateway to the Botanical Garden and Garden Center.

COORDINATION AND FINANCIAL IMPACT

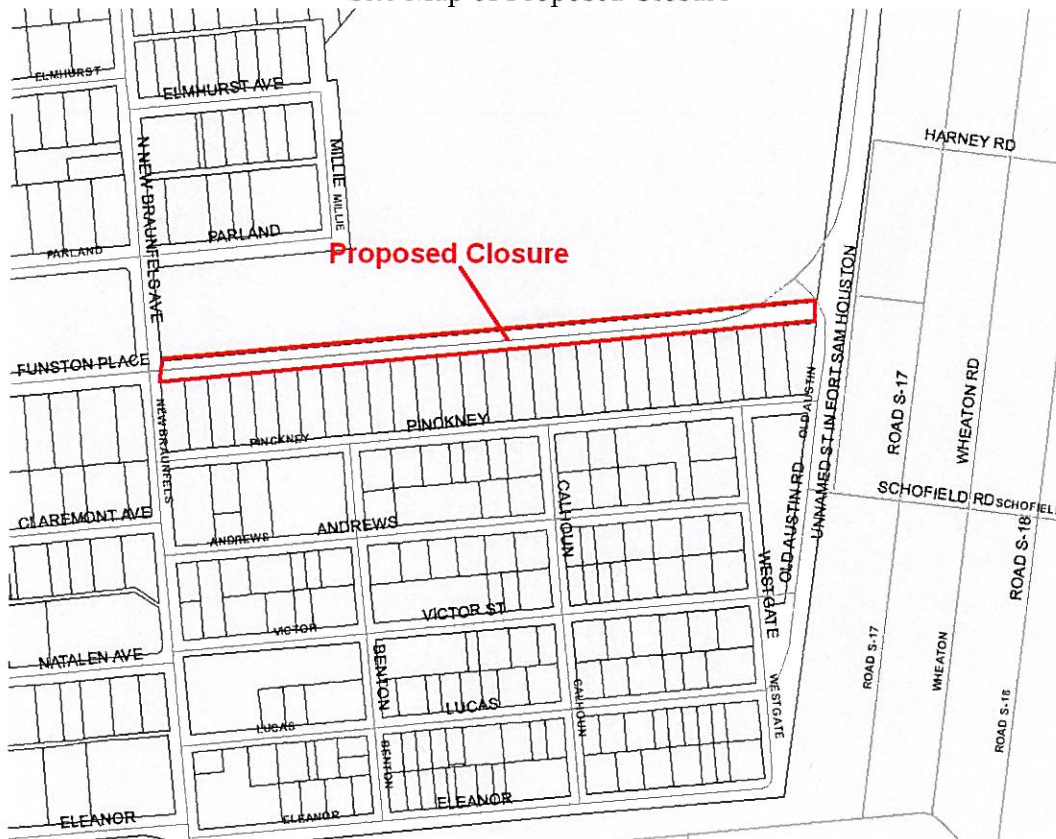
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Site Map of Proposed Closure



Map of Proposed Closure

Exhibit "A"

Page 1 of 2



Aerial Photograph of Proposed Closure



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

February 17, 2009

San Antonio Botanical Society
Attn: Candace Andrews, Managing Director
P.O. Box 6569
San Antonio, Texas 78209

Re: Special Project No. 1390 - Request to close, vacate and abandon an improved portion of Funston Place adjacent to New City Blocks 50 and 7186

Dear Ms. Andrews:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT: The site must be assembled with the petitioner's property and platted in accordance with code.

POLICE DEPARTMENT: From an emergency standpoint, this should not create significant problems. Our main concern is traffic in the area entering and leaving Fort Sam Houston and how it will affect the surrounding neighborhoods. We have no objections as long as there is a good traffic plan to make sure things flow smoothly as Fort Sam Houston grows. We encourage for the petitioner to keep the Mahncke Park Neighborhood Association involved in as much decision as possible.

CPS ENERGY: CPS Energy must keep a 28 foot-wide easement to all pole lines with a drivable surface.

SAWS: The petitioner must agree to reserve a perpetual easement for an existing eight (8)-inch sewer line and six (6)-inch recycle water line located within the proposed closure.

PUBLIC WORKS DEPARTMENT: A drainage easement must be retained. All utilities must have access.

VIA METROPOLITAN: Conditional approval provided that VIA (route 7) bus service will be maintained.

MAHNCKE PARK NEIGHBORHOOD ASSOCIATION: The Mahncke Park Neighborhood Association Board of Directors met recently to revisit the San Antonio Botanical Society's request to close the East Block of Funston Place. The previous board had objected to the request based on current traffic patterns through the neighborhood; primarily the high volume of vehicular traffic to and from Fort Sam Houston, and the impact the street closure might have on the remaining neighborhood streets. This through-traffic pattern, which has increased since the closure of the nearby gates post September 11th, and most recently with parking lot renovations and re-routing occurring on the base, has been the principle concern for this objection. The board requested that the city perform adequate traffic analysis to determine the impact of this street closure. This was executed and the numbers were provided. We appreciate the diligence. We also realize that the project growth construction on Fort Sam Houston will only add continued burdens to this situation.

All of this taken into consideration, we also recognize the special relationship the Garden has had with our neighborhood, the long standing efforts of the Society to acquire Funston properties over the past 18 years, and the potential amenity improvements that this land acquisition and the future master planning process can provide. We want to be an active partner with the Botanical Garden in this new vision.

So, after reviewing all of these important factors in detail again, the MPNA board is willing to support the Society's request for closure of the East block of Funston with no objections, if the following conditions are sincerely recognized and considered by the San Antonio Botanical Society Board.

- 1.) The MPNA Board would like the master planning committee to look into the possibility of relocating the Garden's service/delivery access to the Old Austin Road side of the Garden's; since this is a low traffic route. The current access at the end of Elmhurst is an area where neighborhood children play, which with the passing delivery/service trucks frequently get caught at the end of Elmhurst, having to awkwardly back out, again causing a potential danger for passing vehicles.
- 2.) The board would like the Garden's assistance in current, and future discussions, with Fort Sam Houston concerning the possible closure of Pershing Avenue entry gate to the base, or in proposing the institution of an access pass control system at the Pershing gate to limit the quantity of Fort Sam personnel traveling through the streets of Mahncke Park.
- 3.) The board would like the Garden to look into limiting the percentage of parking at the newly acquired properties and right of way of Funston to no more than 35% of this area. We would be deeply saddened if the majority of this area became an unsightly parking lot.

- 4.) The board would like adequate notice of the inclusion, or removal status, of the neighborhood's tile-wall mural on North New Braunfels. We feel the mural tells the history of the land and neighborhood and could be a learning tool; possibly incorporated into the Garden's expansion of the children's learning garden area in some fashion. This notice could possibly be an outcome of the master planning process.

We feel that these requests are mutually important and also want the Botanical Society to recognize our willingness to lose one amenity to improve another. We look forward to our continued partnership and our positive growth as a collective neighborhood.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true


And correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioner.

The City of San Antonio owns all the abutting property to the proposed closure, so there is no closure fee for this request. Petitioner agrees to pay a fee of \$192.00, which includes \$144.00 for the posting of two (2) signs notifying the public of the proposed street closure and \$48.00 for recording fees. This fee is due and payable to the City of San Antonio prior to City Council consideration. A completed and executed Discretionary Contracts Disclosure Statement is required. For your convenience, attached is a Discretionary Contracts Disclosure Statement.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.


If you concur with the above mentioned conditions, including the payment of the total fee, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, the total fee, the fully executed and notarized street and alley dedications and the Discretionary Contracts Disclosure Statement, we will continue processing your request.

Sincerely,

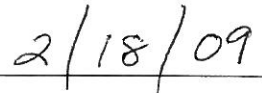

George Rodriguez
Assistant Director

AGREED AS TO TERMS AND CONDITIONS:

San Antonio Botanical Society


By:


Title:


Date:

City of San Antonio Planning and Development Services Department

Plan Update Recommendation

Plan Update Case No.: U09004

Council District: CSMA

City Council Meeting Date: April 16, 2009

☒ Plan Update – Attachment 1

Summary:

Neighborhood/Community/Perimeter Plan: City South Community Plan

This proposed update to the City South Community Plan would support the creation of the Rural Estate Living land use category in Area 7. This update to the City South Community Plan includes 1) adding Rural Estate Living to the land use plan text and 2) a land use map amendment.

Background Information:

Owner: Various

Property Location: Southern portion of Plan Area 3; Plan Area 7 of the City South Community Plan: North boundary-1350 feet south of the Medina River; east- Pleasanton Road, south- Loop 1604, and west-Highway 16

Acreage: 4060.1

Current Land Use: The areas that are subject to the land use plan amendment are Agriculture/Light Industry, Agriculture, and Resource Protection/Open Space

Issue:

Planning Process:

This proposed update to the City South Community Plan would support the creation of the Rural Estate Living land use category. The Southside Initiative proposal includes an amendment to the land use plan map and the land use plan text.

The planning process was conducted by Mitchell Planning Group Consultants. The public involvement process for the City South Community Plan Area 7 included 4 public meetings and individual meetings with property owners. It also included meetings with major stakeholders such as Toyota and the Land Heritage Institute.

Four community meetings were held at Oak Island United Methodist Church:

- August 27th, 75 citizens attended
- September 17th, 34 citizens attended
- October 8th, 30 citizens attended
- November 19th, 20 citizens attended

The meetings were held in August, September, October, and November of 2008. The first three meetings were utilized to allow community members to share their vision for Area 7, including acceptable and unacceptable uses and appropriate sites. Notices were mailed to property owners for each meeting.

Based on the information provided by the participants, the consultants returned to the community in November 2008 with an initial proposal outlining existing zoning districts and discussed proposed land use changes. During this meeting, property owners were provided information about the rezoning and plan amendment processes.

City of San Antonio Planning and Development Services Department

Plan Update Recommendation

Updates to Plan:

Three key land use concepts are proposed in the plan update.

- 1) The Rural Estate Living land use category was conceived as a tool to address issues within Area 7 such as:
 - Development limitations due to areas located in floodplain.
 - Addresses commercial development allowances for distances larger than those in rural living land use category.
 - Creates a category that bridges densities between Agriculture and Rural Living
 - Rural Estate Living was added west of Applewhite along Pleasanton Road.
- 2) Increasing the agriculture& light industry areas along Applewhite Road and Loop 1604 frontage while reducing it along Neal Road east of Applewhite Road.
 - Provides a light industrial corridor along Applewhite Road
- 3) Increased resource protection/open spaces to reflect new 100 year floodplain FEMA map.

Amendment 1) land use plan map amendment includes changing the use of areas located in Area 7 of the City South Community Plan from Agriculture/Light Industry, Agriculture, and Resource Protection/Open Space, and Urban Living land use to Rural Estate Living, Agriculture/Light Industry, Agriculture and Resource Protection/Open Space land use. Changing the land use in these areas will continue to allow commercial development at intersection/nodes, however, at distances greater than rural living allows.

Amendment 2) land use plan text includes adding the following text to the Land Use Plan Section, Rural Estate Living Description:

“Rural estate living also supports the principles of preserving rural residential character, while retaining open space & scenic corridors. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Residential densities range from one unit per 3 acres to one unit per 25 acres. Conservation subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Multifamily development is not permitted.

Rural estate living allows commercial development at intersection/nodes, however, at distances greater than rural living. Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening.

To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.”

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Applewhite Road, East-West Corridor, Highway 16, which are all Enhanced Secondary Arterials with 120' - 142' widths and Loop 1604.

Comments: Applewhite Road will evolve into a light industry corridor connecting Toyota Manufacturing to Loop 1604. Applewhite Road is an Enhanced Secondary Arterial, minimum ROW 120-142' and is currently improved as a five-lane roadway with a middle turning lane.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Public Facilities: Land Heritage Institute

Comments:

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Staff recommends **approval** of this plan update. The land use plan amendment and text amendment would support economic development of the area while preserving rural and agricultural lifestyles.

CITY SOUTH MANAGEMENT AUTHORITY RECOMMENDATION:

Meeting: November 25, 2008

☒ Approval ☐ Denial

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 11, 2009

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: February 26, 2009

No. Notices mailed 10 days prior to Public Hearing:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district:

Proposed zoning district:

Zoning Commission Public Hearing Date:

☐ Approval ☐ Denial

Planning & Development Services Staff:

Roderick J. Sanchez, AICP, CBO Director

Patrick B. Howard, AICP Assistant Director

Nina Nixon-Mendez, AICP Planning Manager

Loretta Olson Senior Planner

Phone No.: 207-7919

City South Community Plan Update



**Prepared by the City of San Antonio
Planning & Development Services Department
and
City South Management Authority**

March 2009

DRAFT

City South Community Plan Update

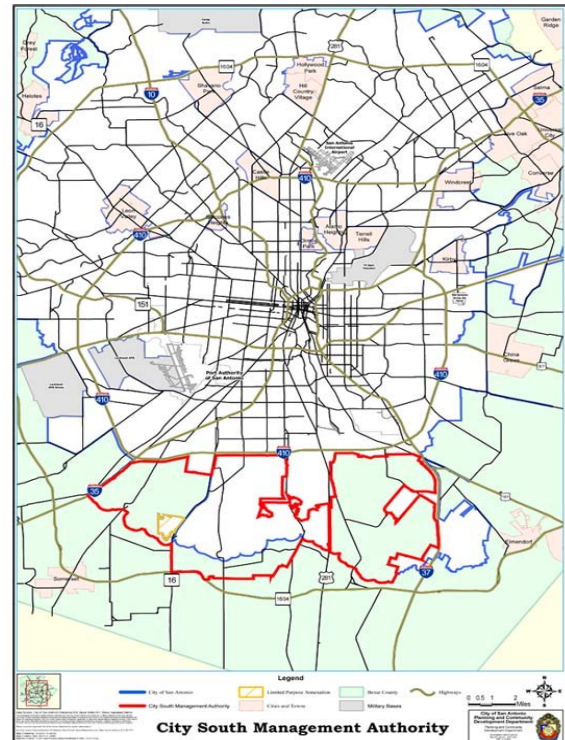
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CITY SOUTH COMMUNITY PLAN (adopted June 26, 2003)

1. Acknowledgements
2. Introduction
3. Community Vision
 - Vision Plan Map
4. Planning Area Profile
5. Community Plan Goals & Objectives
 - Cultural & Historic Resources
 - Land Use
 - Transportation
 - Community Facilities
 - Parks and Open space
 - Urban Design
6. Implementation
7. Community Plan Indicators
8. Appendices



City South Community Plan Update

City South Management Authority

City of San Antonio Appointees
Kevin C. Conner
Paula D. Piper
Jesse F. Jenkins
Edward D. Garza, Presiding Officer
Orlando Salazar, First Assistant Presiding Officer
Steve Tillotson

Bexar County Appointees
Loren G. Brewer
June R. Kachtik, Second Assistant Presiding Officer
Roger A. Perez
Joseph H. Martinez
John M. Schaefer
Vacant
ISD Appointees
Russell Ehlinger (SWISD)
James Selby (ECISD)
Blas Guzman (SSISD)

City Officials

Mayor

Phil Hardberger

City Council

Mary Alice P. Cisneros, District 1
Sheila D. McNeil, District 2
Jennifer V. Ramos, District 3
Philip A. Cortez, District 4
Lourdes Galvan, District 5
Delicia Herrera, District 6
Justin Rodriguez, District 7
Diane G. Cibrian, District 8
Louis E. Rowe, District 9
John G. Clamp, District 10

Planning Commission

Cecilia G. Garcia, Chair
Amelia E. Hartman, Vice Chair
Jose R. Limon, Chair Pro Tem
John Friesenhahn
Dr. Sherry Chao-Hrenek
Andrea Rodriguez
Christopher M. Lindhorst
Marcello Diego Martinez
Lynda Billa Burke

Economic Development Department

A.J. Rodriguez, Interim Director
Betsy Erne, Special Projects Manager
David Clear, Sr. Planner

Planning & Development Services Department

Roderick Sanchez, AICP, Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Manager
Loretta Olson, Sr. Planner
Brad Smilgin, Planner
Preston Trinkle, GIS Analyst

Consultants

Mitchell Planning Group

City South Community Plan Update

Public Outreach

PUBLIC MEETINGS—Oak Island United Methodist Church:

August 26, 2008— 75 attendees

September 17, 2008—34 attendees

October 8, 2008—30 attendees

November 19, 2008—20 attendees



ADOPTION PROCESS:

City South Management Authority Resolution:

November 25, 2008

Planning Commission Briefing:

February 11, 2009

Planning Commission Public Hearing:

March 11, 2009

City Council Public Hearing:

April 16, 2009



City South Community Plan Update



LAND USE PLAN

The Land Use Plan identifies the preferred land use and development pattern for the Planning area. The location of different land uses is based on existing uses, community discussions and policies from the *City's Master Plan*. The land use classifications are described in the following table on pages six through thirteen.

After City Council approval of the City South Community Plan Update, the Planning and Development Services Department will consult the Land Use Plan as a guide for developing staff recommendations for individual zoning cases.

This update supersedes the City South Community Plan Land Use element, pages 37-43, creates the new land use category of Rural Estate Living and amends the Land Use Plan for a portion of Area 3 and all of Area 7.

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Planning Process

The planning area is approximately 4060.1 acres in size and is bound by Medina River on the north, Pleasanton Road on the east, Loop 1604 to the south, and Highway 16 to the west. The area contains Area 7 and a portion of Area 3.

The planning process was conducted by Mitchell Planning Group Consultants. The public involvement process for the City South Community Plan update included four public meetings and individual meetings with property owners. It also included meetings with major stakeholders such as Toyota Manufacturing, Inc. and the Land Heritage Institute.

The meetings were held in August, September, October, and November of 2008. The first three meetings were utilized to allow community members to share their vision for Area 7, including acceptable and unacceptable uses and appropriate sites. Notices were mailed to property owners for each meeting.

Based on the information provided by the participants, the consultants returned to the community in November 2008 with an initial proposal outlining existing zoning districts and discussed proposed land use changes. During this meeting, property owners were provided information about the rezoning and plan amendment processes.

City South Community Plan Update

Land Use Concepts

The Rural Estate Living land use allows a maximum density of one dwelling unit per three acres (.33 units per acre). This category provides a continuum between Agriculture land use, which allows a maximum of one dwelling unit per 25 acres (.04 units per acre), and Rural Living that supports a maximum density of one dwelling unit per acre. Rural Estate Living provides additional density for areas where the 100 year flood plain has increased considerably between Applewhite Road and Hwy 16. Rural Estate Living allows commercial development nodes at distances greater than those in Rural Living land use category to increase opportunities for commercial development in the area. A commercial node could be extended to one-quarter mile from the intersection. Rural Estate Living was added west of Applewhite Road, along the 1604 frontage, and in the areas such as Jett Rd. and Pleasanton Rd where traditionally these rural estates have developed. Resource Protection/Open Space land use was increased to reflect the new 100 year floodplain FEMA map.

Agriculture and Light Industrial land use was expanded along Applewhite Road and Loop 1604 frontage, and reduced along Neal Road east of Applewhite Road. In time, Applewhite will become an industrial corridor, connecting Heavy Industry to the north of the Medina River to Loop 1604. Residential use is discouraged along Applewhite Road, as this road experiences commercial truck traffic.

To implement the land use plan, the Flex Development Districts could be expanded with two new Flex zoning districts. A Mixed Rural Development District would accommodate the Rural Estate density of one dwelling unit per three acres for parcels 15 acres or less, and a conservation subdivision pattern with a maximum density of one dwelling per two acres for parcels greater than 15 acres. Farm and Ranch-2 District would provide another option for Agriculture land use that grants a Transfer of Development Rights bonus, and a conservation subdivision option that allows the adjacent Resource Protection areas with conservation easements to count towards a density bonus in the FR-2 district. The addition of these districts would require an amendment to the Unified Development Code.

Disclaimer for maps:

This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all expressed and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.

City South Community Plan Update

Mixed Residential/Office/Commercial
Transit Oriented Development
Town Centers
Neighborhood Centers



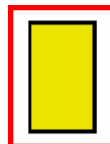
URBAN LIVING

Single-Family Estates
Conservation Subdivisions
Commercial Villages



RURAL LIVING

Single-Family Estates
Conservation Subdivisions
Commercial Villages



RURAL ESTATE LIVING

Single-Family Residential/Agriculture
Limited Commercial
Farming and Ranching



AGRICULTURE

Parks, Natural Waterways/Preserves
Floodplains, Buffer Zones
Recreation, Easements



RESOURCE PROTECTION/ OPEN SPACE

Farming and Ranching
Light Industrial
Commercial Villages



AGRICULTURE AND LIGHT INDUSTRY

Heavy Manufacturing
Processing
Fabricating



HEAVY INDUSTRY

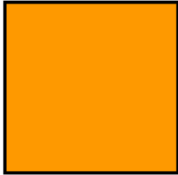
Schools, Hospitals
Religious Facilities
Museums/Zoos



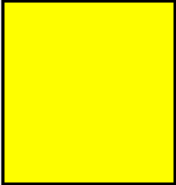
PUBLIC / INSTITUTIONAL

City South Community Plan Update

City South Community Plan Land Use Categories

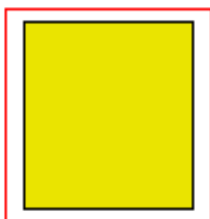
	DESCRIPTION
<p>URBAN LIVING</p>  <p>Mixed Residential/ Office/Commercial</p> <p>Transit Oriented Development</p> <p>Town Centers</p> <p>Neighborhood Centers</p>	<p>Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to the commercial areas are less dense Neighborhood Centers.</p> <p>Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use nodes are typically located at the intersection of a collector and arterial street or two arterial streets. Mixed Uses include those in the residential and commercial categories, and include low, mid and high rise office buildings and hotels. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node.</p> <p>Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas.</p> <p>A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.</p> <p>Neighborhood Centers would have an identifiable nucleus or focal point and edges, shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bounded by a parkway or boulevard. Traditional neighborhood development is encouraged.</p>

City South Community Plan Land Use Categories

<div>RURAL LIVING</div> <div></div> <div>Single-family Estates Conservation Subdivisions Commercial Villages</div>	<p>Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between the more urbanized, denser development, and significantly rural, open and agricultural land uses.</p> <p>Residential uses are composed mainly of single-family dwellings on individual estate lots. Conservation subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p> <p>Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening. Live/work units, allowing for residential use above commercial space, are permitted.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
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City South Community Plan Land Use Categories

RURAL ESTATE LIVING



Single-Family Estates

Clustered Subdivisions

Commercial Villages

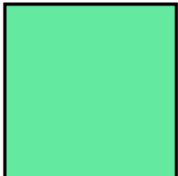

Rural estate living also supports the principles of preserving rural residential character, while retaining open space & scenic corridors. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Residential densities range from one unit per 3 acres to one unit per 25 acres. Conservation subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Multifamily development is not permitted.

Rural estate living allows commercial development at intersection/nodes, however, at distances greater than rural living. Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening.

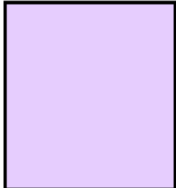
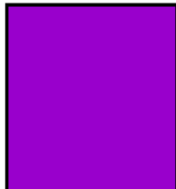
To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.

City South Community Plan Update

City South Community Plan Land Use Categories

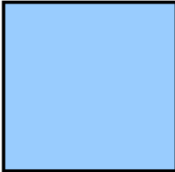
<p>AGRICULTURE</p>  <p>Single-family Residential uses related to Agricultural Lands</p> <p>Limited Commercial</p> <p>Ranching and Farming</p>	<p>Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agri-business practices. Single-family residential units are permitted on agricultural and ranch lands. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
<p>RESOURCE PROTECTION/ OPEN SPACE</p>  <p>Parks</p> <p>Natural Waterways</p> <p>Nature Preserves</p> <p>Flood Plains</p> <p>Buffer Zones</p> <p>Recreation</p> <p>Easements</p>	<p>Resource Protection/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection and promote tourism opportunities.</p> <p>Recreational lands and open spaces should offer maximum use to surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way, using forest areas.</p> <p>Parks adjacent to urban areas should be available for active use (golf courses, playgrounds, and athletic fields). Passive uses in both urban and rural settings include natural areas and reserves, greenway linkages or parkways, trails, greenbelts, forests, wetlands, drainages, and utility easements.</p>

City South Community Plan Land Use Categories

<p>AGRICULTURE AND LIGHT INDUSTRY</p>  <p>Farming and Ranching Light Industrial Commercial Villages</p>	<p>Agriculture and Light Industry uses include a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. No residential uses are permitted.</p> <p>Light industrial uses are only permitted adjacent to arterials, expressways, or railway lines. Proper screening, buffering and off-street loading provisions will enhance compatibility with adjoining uses.</p> <p>Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. Limited, single commercial uses may be permitted at the intersection of arterials. High quality development is desired.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
<p>HEAVY INDUSTRY</p>  <p>Heavy Manufacturing Processing Fabricating</p>	<p>This classification includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. Due to the generation of commercial truck traffic and noise, this use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character and protecting water quality.</p>

City South Community Plan Update

**City South Community Plan
Land Use Categories**

<p>PUBLIC/ INSTITUTIONAL</p>  <p>Schools Religious Facilities Hospitals Museums/Zoos Airports</p>	<p>Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of the classification are public buildings and facilities, public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.</p>
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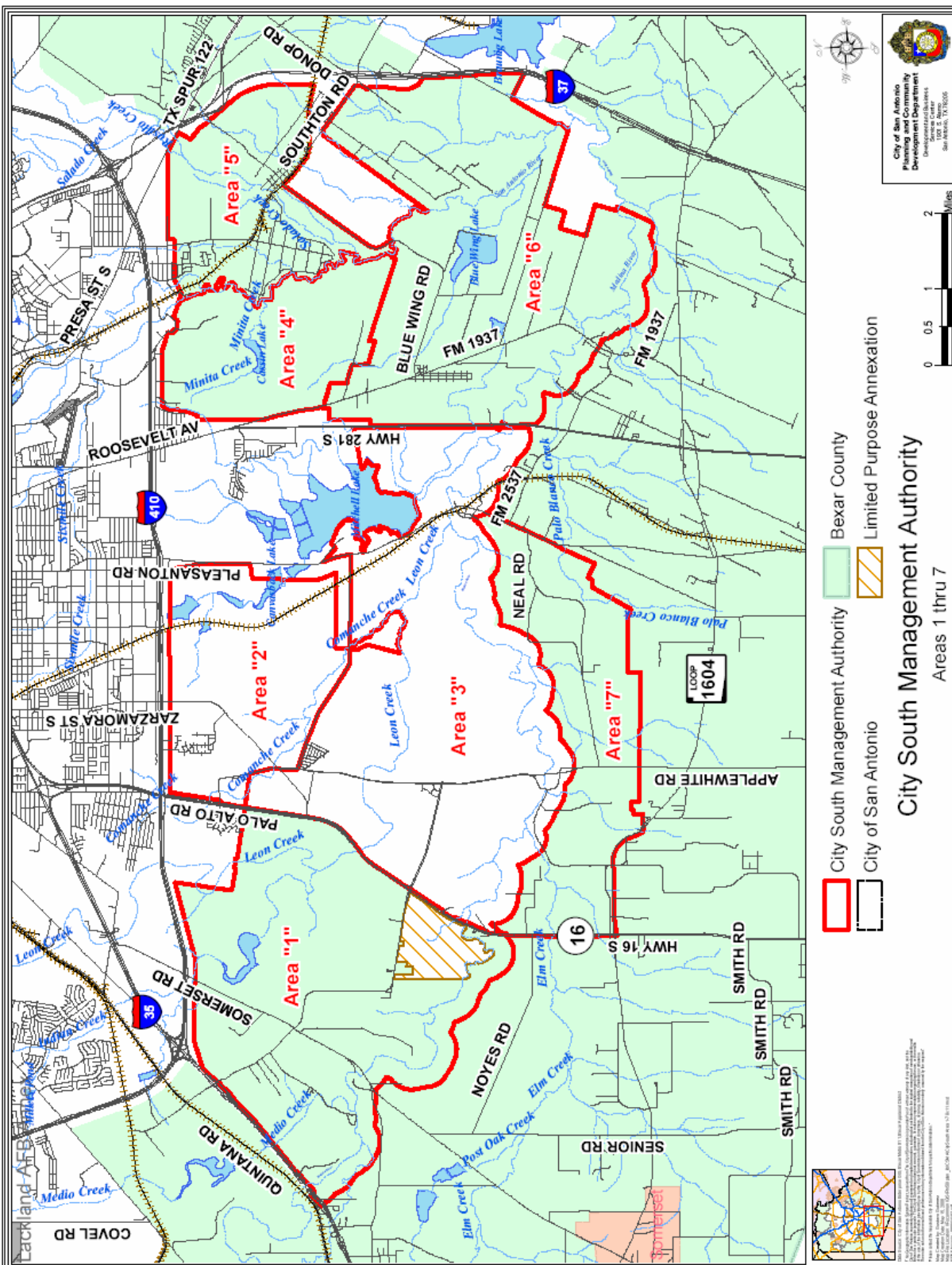
City South Community Plan Update

THE LAND USE PLAN AND ZONING

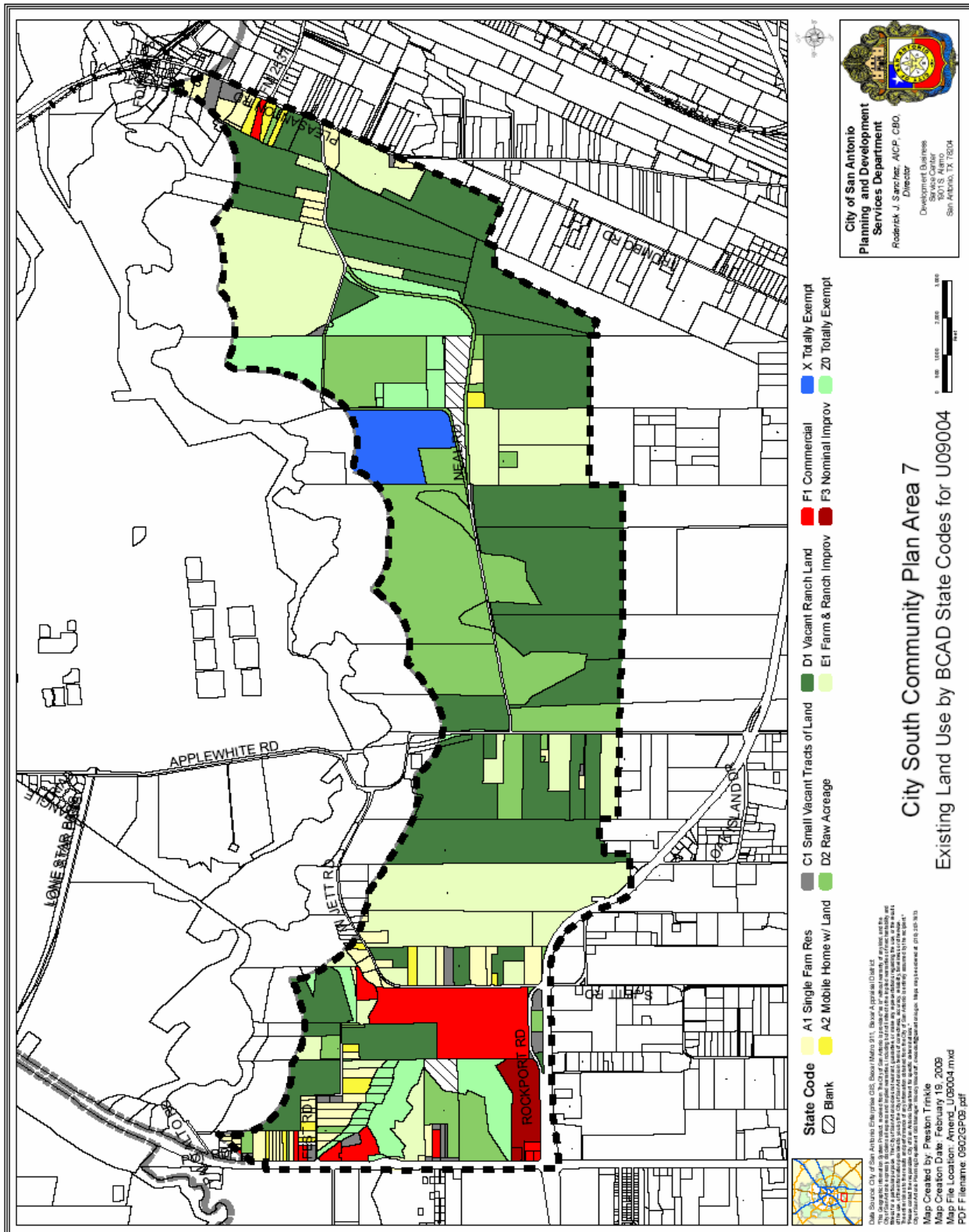
The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as a comparative guide to utilize when evaluating for “consistency” between development / rezoning proposals and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan's goals and objectives.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS * Preferred Districts	Desired Land Use Pattern
Urban Living	<i>UD, Urban Development*</i> <i>FBZD, Form Based*</i> MXD, TOD, TND Use Pattern R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6 MF-18, MF-25, MF-33, MF-40, MF-50 NC, C-1, C-2 O-1, O-1.5	Mixed Use Centers- Residential/Office/ Commercial Transit Oriented Development Town Centers Neighborhood Centers with Mix of Residential Uses Traditional Neighborhood Development Pattern Flex Development Plan Form Based Development
Rural Living	<i>RD, Rural Development*</i> <i>FBZD, Form Based*</i> RP, RE NC, C-1, O-1, O-1.5	Single-family Estates Clustered Subdivisions Commercial Villages Commercial Nodes Flex Development Plan Multifamily with Flex Development Plan only Form Based Development
Rural Estate Living	<i>RP, Resource Protection*</i> <i>MRD, Mixed Rural Development (proposed district)*</i> NC, C-1, O-1, Office. O-1.5	Single-family Estates Clustered Subdivisions Commercial Villages Commercial Nodes No Multifamily
Agriculture	<i>FR, Farm and Ranch*</i> <i>FBZD, Form Based (Hamlet only)*</i> <i>FR-2, Farm and Ranch (proposed district)*</i>	Single-family uses related to Agricultural Lands Limited Ag-related Commercial Uses Commercial Villages Ranching and Farming Form Based Development (Hamlet)
Resource Protection/ Open Space	<i>RP, Resource Protection*</i>	Conservation of Resources/Open Space Conservation Easements Parks, Linear Greenways and Trails
Agriculture and Light Industry	<i>MI-1, Mixed Light Industrial *</i> C-3, L, BP, O-1, O-1.5, O-2	Farming and Ranching Light Industrial Commercial Villages Limited Single commercial Uses at Intersections No Residential
Heavy Industry	<i>MI-2, Mixed Heavy Industrial*</i> I-1, I-2	Heavy Manufacturing Processing Fabricating Accessory Uses related to Industrial Uses No Residential

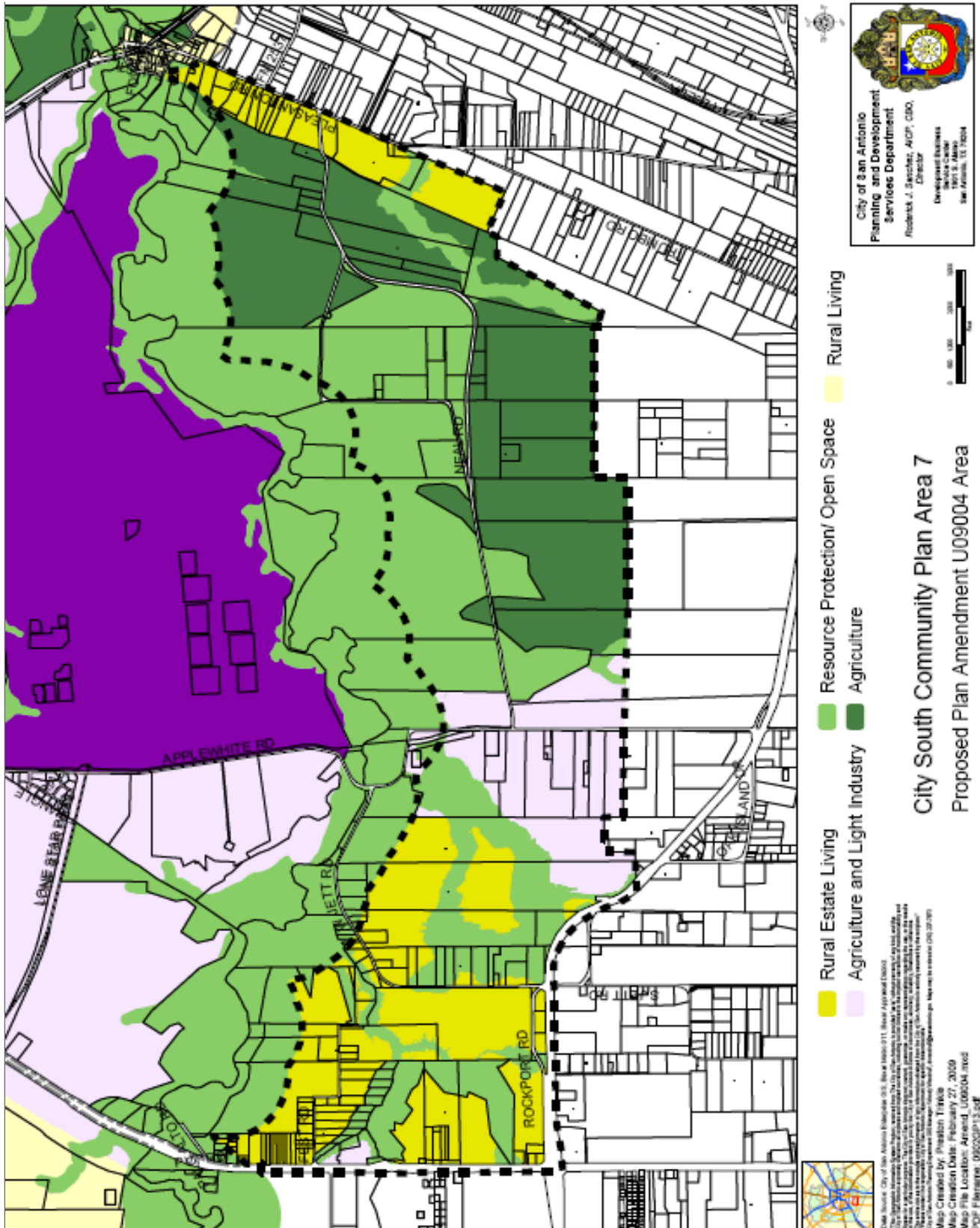
City South Areas



Current Land Use—Area 7



Land Use Plan—Area 7





Community Participants

Abbott, Katie
 Aguilar, Irene
 Black III, Thomas B.
 Blamar, Delores
 Borjas, Mariano
 Broderick, John
 Browning, Bob
 Cabello, Reynaldo
 Caldwell, James
 Chacon, Ernest D.
 Chacon, Jesus E.
 Chacon, Theresa
 Charles, Joseph
 Charles, Laurie
 Crawford, Jennifer
 Crawford, Lyle
 Day, R. Burrell
 De Luna, Francisco
 De Luna, Ramona
 Devoto, Agustin
 Earl, David
 Elehan, Jean
 Flesher, Rebecca A.
 Flesher, Ronnie
 Flores Jr., Jesse
 Flores, Rudy
 Fosberg, Tom
 Gayle, Doris
 Gayle, Kenneth
 Ghez, Gilles
 Glowka, Evelyn
 Glowka, Joey

Glowka, Ken
 Gonzalez, Carmen
 Greenway, Dawn
 Guzman, Blas
 Haddad, Al
 Hayes, John
 Henley, Archie
 Hoyle, David
 Hurtado, Eloisa
 Hurtado, Jacob
 Jewett, Harry
 Jimenez, Gladys
 Kachtik, June
 Kimrey Jr., J.O.
 Knight, Archie
 Knight, B.D
 Knight, Barbara
 Knight, Debbie
 Kurz, Benny
 Kurz, Gary
 Kurz, Larry
 Kurz, Pat
 Kurz, Randal
 Kurz, Richard
 Kurz, Sharon
 Lanier, Joyce
 Lanier, Glenn
 Llanes, Maria P.
 Loos, Jeanette
 Lopez, Cynthia
 Lopez, Ignacio
 Mangum, Cindy
 Martin, Morris

Martin, Penny
 Martinez, Art
 Martinez, John
 McGriffin, Kathy
 Mitchell, Jacqueline
 Mitchell, Bret
 Mitchell, Jackie
 Nava, Juan
 Oppelt, Mark
 Oppelt, Peggy
 Padron, Irma
 Pilgrim, Floyd E.
 Pilgrim, Georgia A.
 Rankin, Don
 Rankin, Harriet
 Roof, Norman
 Russell, Ellen
 Sanchez, Margaret
 Sayani, Suleman
 Schaefer, Joe
 Schaefer, Mary Ann
 Schulz, Doug
 Segovia, Cindy
 Silva, Juan
 Stanfield, C.J.
 Taylor, Linda
 Villareal, Dianne
 Villareal, Librado
 Votion, Al
 Wheaton, Will
 Wheaton, Willie Mae
 Whitley, Art



City South Community Plan Update

City South Management Authority Resolution

RESOLUTION NO. 2008-011

A RESOLUTION RECOMMENDING TO CITY OF SAN ANTONIO THE ADOPTION OF THE UPDATE TO THE CITY SOUTH COMMUNITY PLAN, CSMA AREA 7

WHEREAS, the City South Management Authority Board adopted the City South Community Plan, including a land use plan and zoning districts for City South on December 20, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the San Antonio Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, The Board of Directors of the City South Management Authority adopted the Unified Development Code, Chapter 35, of the San Antonio Code of Ordinances, including any future amendments on December 20, 2005 and reaffirmed that adoption on April 24, 2006; and

WHEREAS, the City South Management Authority hired consultants to develop a new community plan for Area 7 and said consultants conducted four community meetings over the course of four months; and

WHEREAS, the City South Management Authority Board received a briefing from Mitchell Planning Group consultants on the City South Management Authority Area 7 Land Use Plan and Zoning District Update on November 25, 2008; and

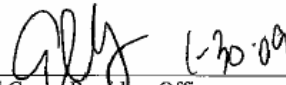
WHEREAS, the City South Management Authority Board has considered the update to the plan as presented in Attachment A, Map of Land Use Plan; and

WHEREAS, the City South Management Authority Board would recommend the City Council approve the land use plan as presented to the CSMA Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY SOUTH MANAGEMENT AUTHORITY BOARD:

THAT CITY COUNCIL OF THE CITY OF SAN ANTONIO ADOPT THE UPDATE TO THE CITY SOUTH COMMUNITY PLAN, CSMA AREA 7 AS PRESENTED AND APPROVED BY THE CSMA BOARD THIS DATE

PASSED AND APPROVED on the 25th day of November, 2008.


Ed Garza, Presiding Officer



City South Community Plan Update

Planning Commission Resolution



City South Community Plan Update

City Council Ordinance

Master Plan Amendment U09004 City South Community Plan Update

Planning Commission

March 11, 2009

Item Number 15

Public Process

Mitchell Planning Group was hired to review the land use and zoning categories for Area 7.

4 community meetings were held:

August 27th, 75 citizens attended

September 17th, 34 citizens attended

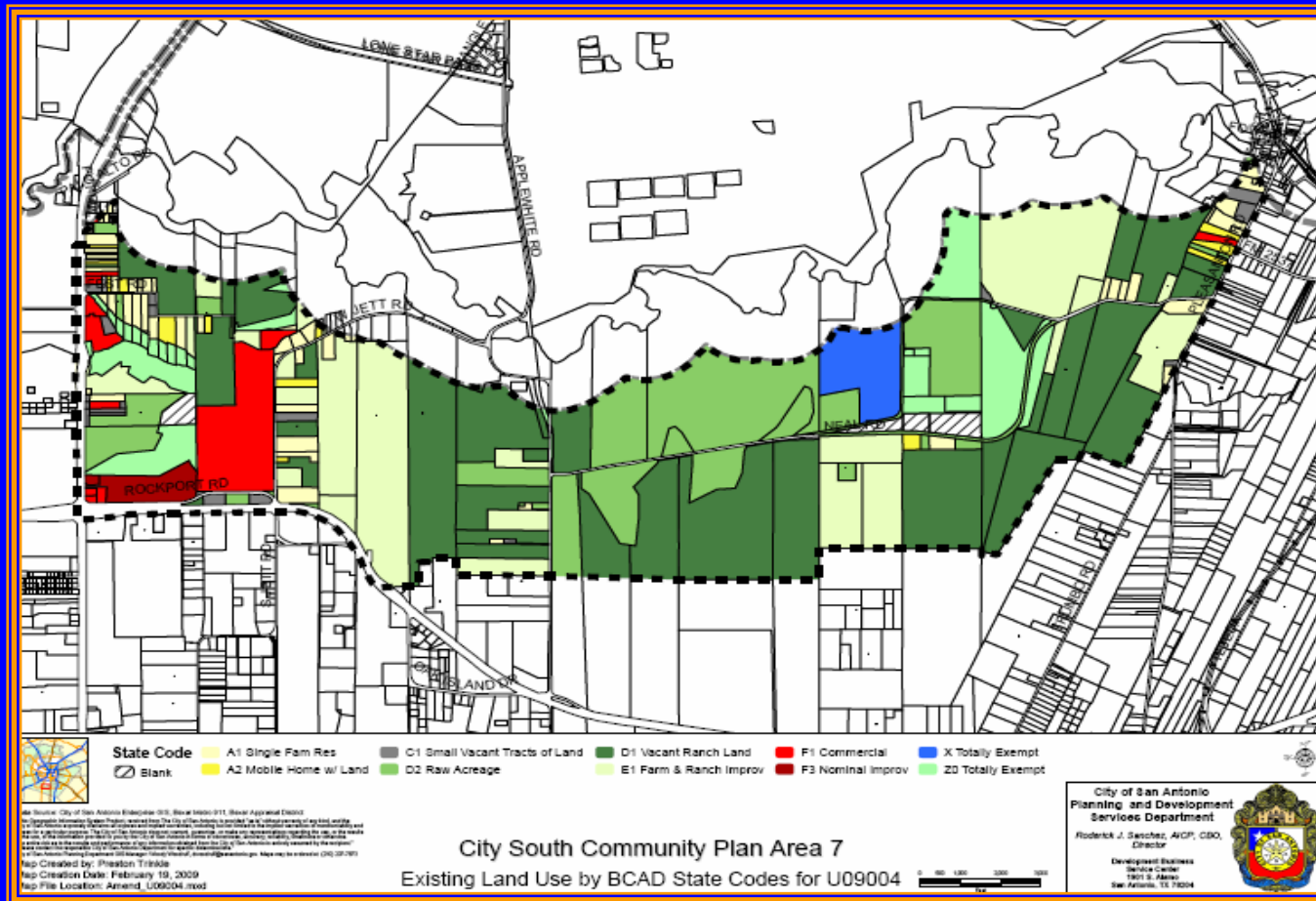
October 8th, 30 citizens attended

November 19th, 20 citizens attended

CSMA recommended through resolution to forward the update to Planning Commission and City Council for consideration on November 25, 2008.

On February 26th, 274 public notices were sent for today's public hearing.

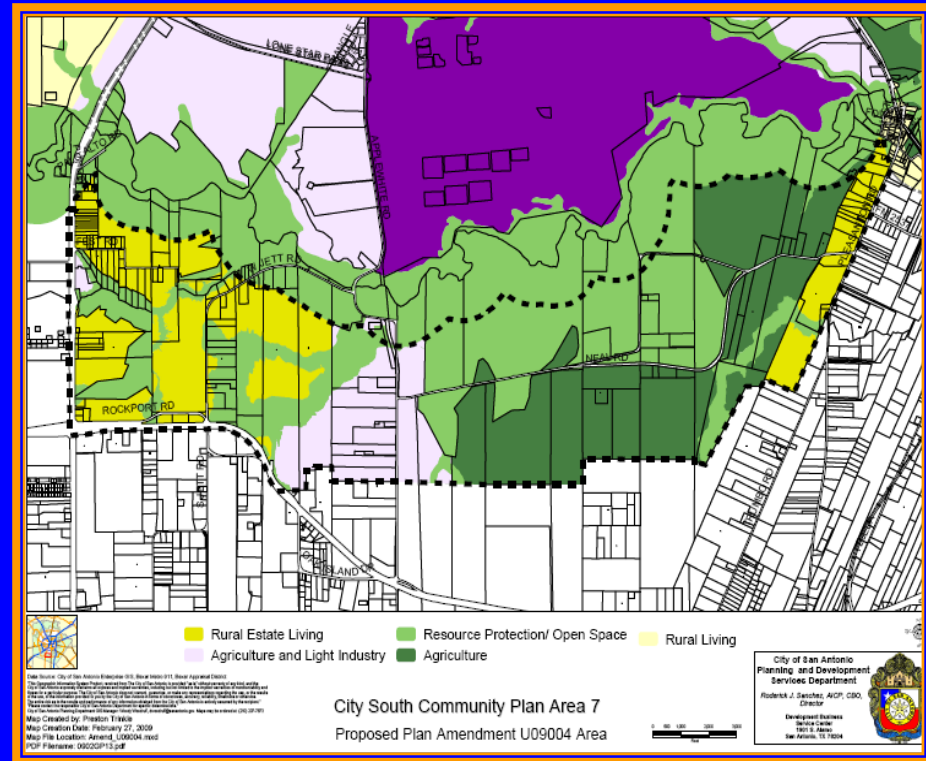
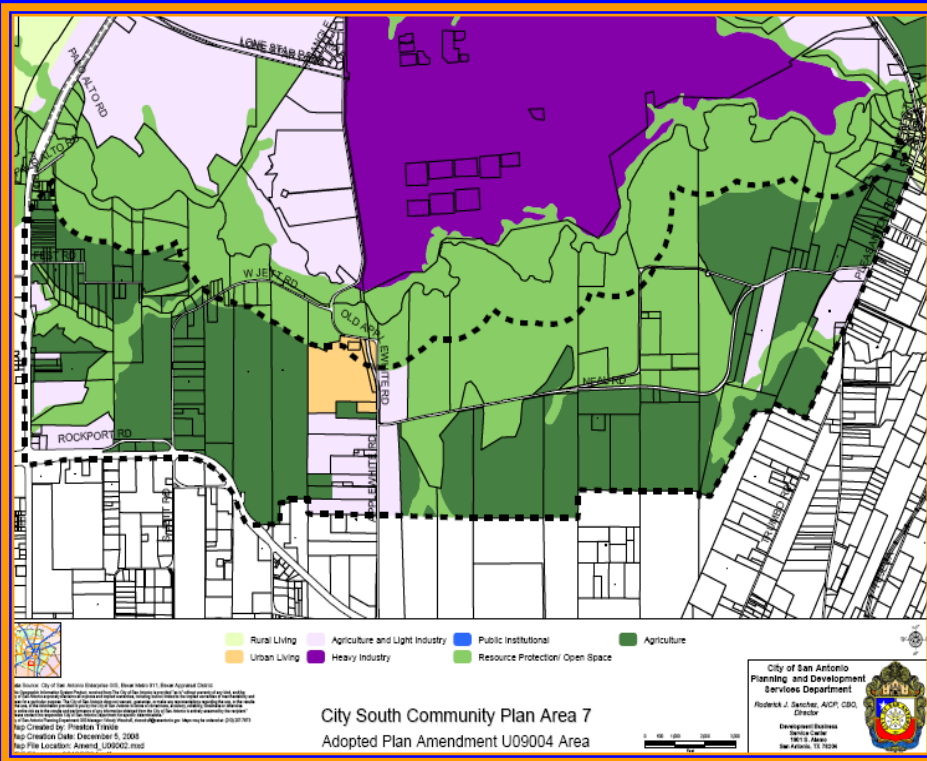
Background Information



Amendment U09004

Plan as adopted:

Proposed amendment:



Land Use

Three key land use concepts are proposed in the plan update:

- The Rural Estate Living land use category
- Increased Agriculture & Light Industry areas
- Increased Resource Protection/Open Spaces

6



NEXT STEPS

- Staff recommends approval
- April 16th, City Council public hearing
- UDC Amendment to add corresponding zoning categories

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY 1) ADDING THE LAND USE CATEGORY “RURAL ESTATE LIVING” AND 2) BY CHANGING THE USE OF A 4060.1 ACRE AREA OF LAND GENERALLY BOUNDED THE MEDINA RIVER ON THE NORTH, PLEASANTON ROAD ON THE EAST, LOOP 1604 ON THE SOUTH, AND HIGHWAY 16 ON THE WEST FROM URBAN LIVING, AGRICULTURE/LIGHT INDUSTRY, AGRICULTURE, AND RESOURCE PROTECTION/OPEN SPACE LAND USE TO AGRICULTURE/LIGHT INDUSTRY, RURAL ESTATE LIVING AND RESOURCE PROTECTION/OPEN SPACE LAND USE.

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on March 11, 2009 and **APPROVED / DENIED** the amendment on March 11; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to update the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **APPROVAL / DENIAL** as an amendment to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th DAY OF MARCH 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

City of San Antonio Planning and Development Services Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 09008

Council District: **3**

City Council Meeting Date: **4/2/2009**

- ☒ Plan Amendment Map – Attachment 1
- ☒ Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Mixed Use**.

Background Information:

Applicant: Yolanda Rodriguez

Owner: Yolanda Rodriguez

Property Location: 2011 Probandt

Acreage: 0.3099

Current Land Use of site: Vacant

Adjacent Land Uses:

North and West: *Low density residential* occupied by single family residential

East: Right-of-way and *low density residential* occupied by single family residential

South and Southwest: Right-of-way and *mixed use* occupied by auto related uses

Southwest and Northwest: *Mixed use* occupied by religious organizations

Northeast: Right-of-way and *low density residential* occupied by a light industrial use

Issue:

LAND USE ANALYSIS:

The subject property is bounded by the right-of-ways of Probandt to the west and Thelka to the south. The existing surrounding land uses are mixed. Within the block where the subject property is located, to the north and west is single family residential. To the northwest is a public institutional use. The southwest corner of the block is a community commercial use. Across the street from the subject property on Probandt are light industrial to the northeast, single family residential to the east, and auto related uses to the south and southwest. Also to the southwest is a public institutional use.

The South Central San Antonio Community Plan designates *Low Density Residential* land use for the subject parcel which includes single-family houses on individual lots and may include accessory dwelling units.

The proposed *Mixed Use* land use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. This land use category allows for a mix of uses in the same building or in the same development. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street with common, landscaped parking areas located behind buildings. Additionally, the plan states, “mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue” (South Central San Antonio Community Plan Update, p. 5).

Because of the existing mix of uses in the vicinity of the subject property and its proximity to *mixed use* future land use, the change of the future land use from *low density residential* to *mixed use* will have minimal impact.

City of San Antonio Planning and Development Services Department
Plan Amendment Recommendation

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Probandt is a Secondary Arterial Type B requiring 70 to 86 feet of ROW

Other streets: Thelka is a local residential street.

Comments:

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: none

Comments:

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments:

The requested plan amendment from *low density residential* to *mixed use* land use is recommended because of the current mix of existing uses neighboring the subject property, the proximity to a mixed use corridor off of South Flores, and the property's location along a secondary arterial type B with significant amount of street frontage to allow for safe ingress and egress into and out of the property.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 25, 2009, cont. to March 11

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

No. Notices mailed 10 days prior to Public Hearing: 47

Registered Neighborhood Association(s) Notified: Roosevelt Park Neighborhood Association, Mission San Jose Neighborhood Appearance and Safety Comm., East Pyron/ Symphony Lane Neighborhood Association, Riverside Neighborhood Association, King William Association, and Riverside South Neighborhood Association

Comments: The subject property is not located within or within 200 feet of any neighborhood association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: R-6 Proposed zoning district: NA

Zoning Commission Public Hearing Date: No zoning change application has been received at this time

☐ Approval ☐ Denial

Planning and Development Services Department Staff:

Rod Sanchez, AICP, CBO

Director

Patrick Howard, AICP

Assistant Director

Nina Nixon-Mendez, AICP

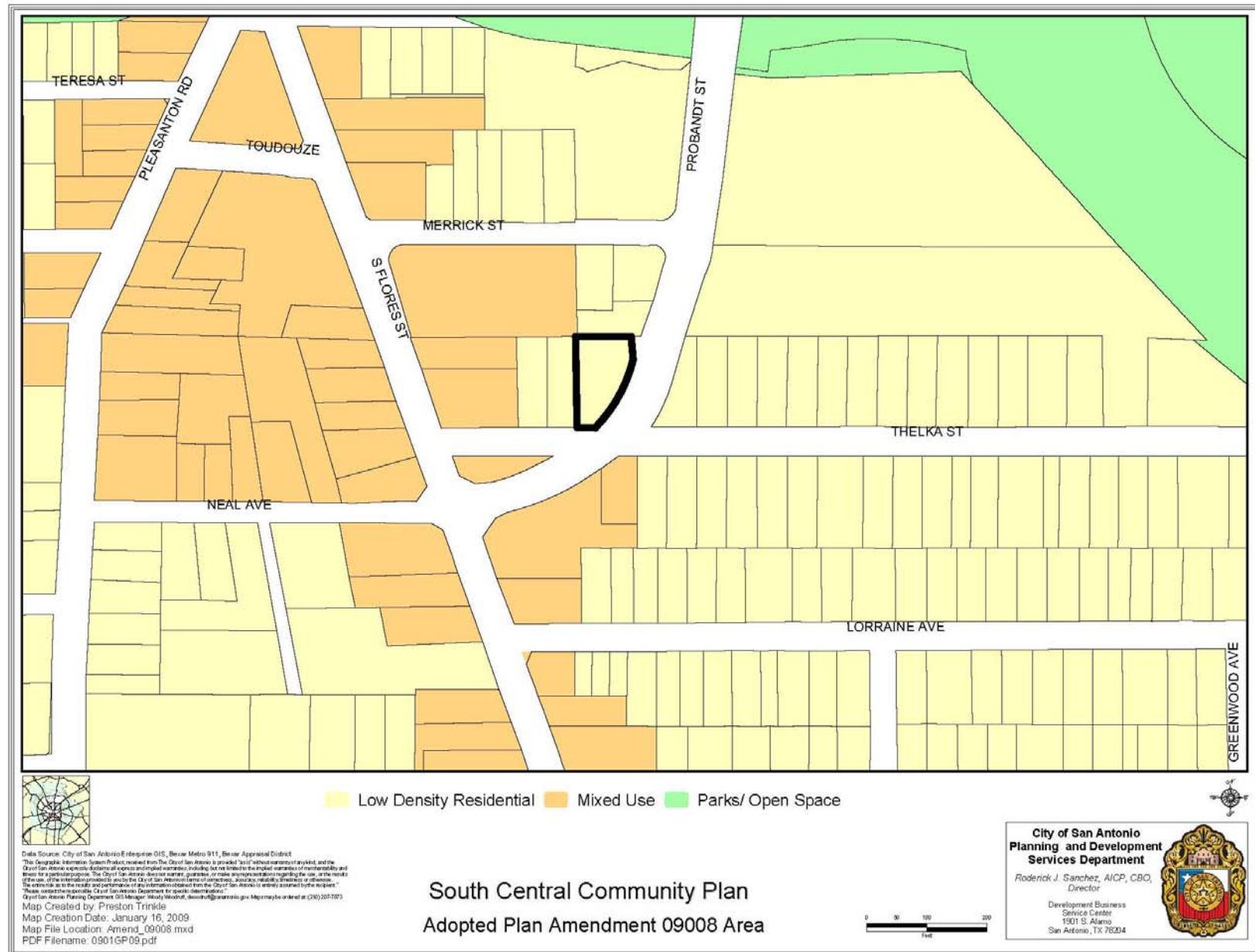
Planning Manager

Case Manager: Rebecca Paskos

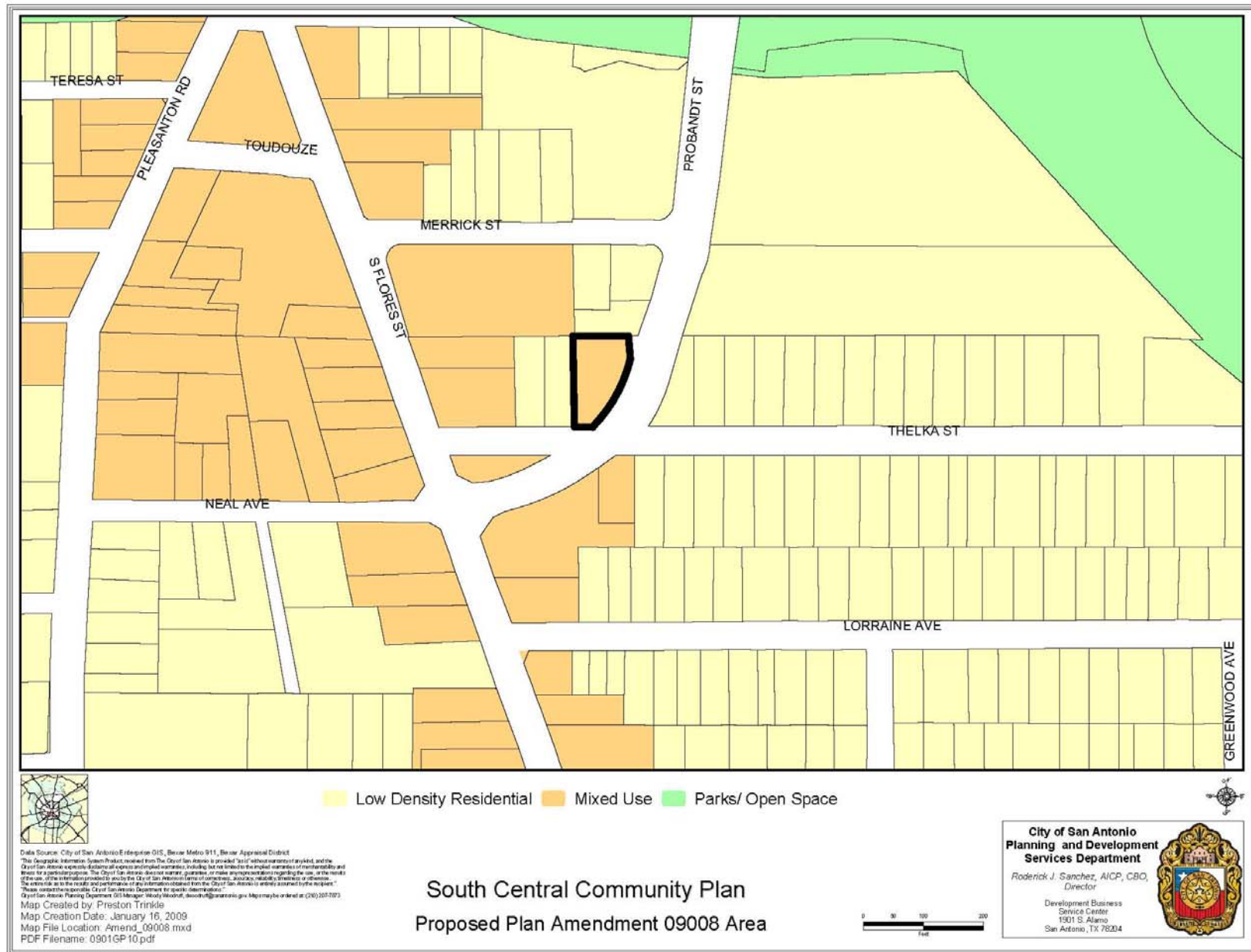
Senior Planner

Phone No.: 207-7816

Land Use Plan as adopted:



Proposed Amendment:





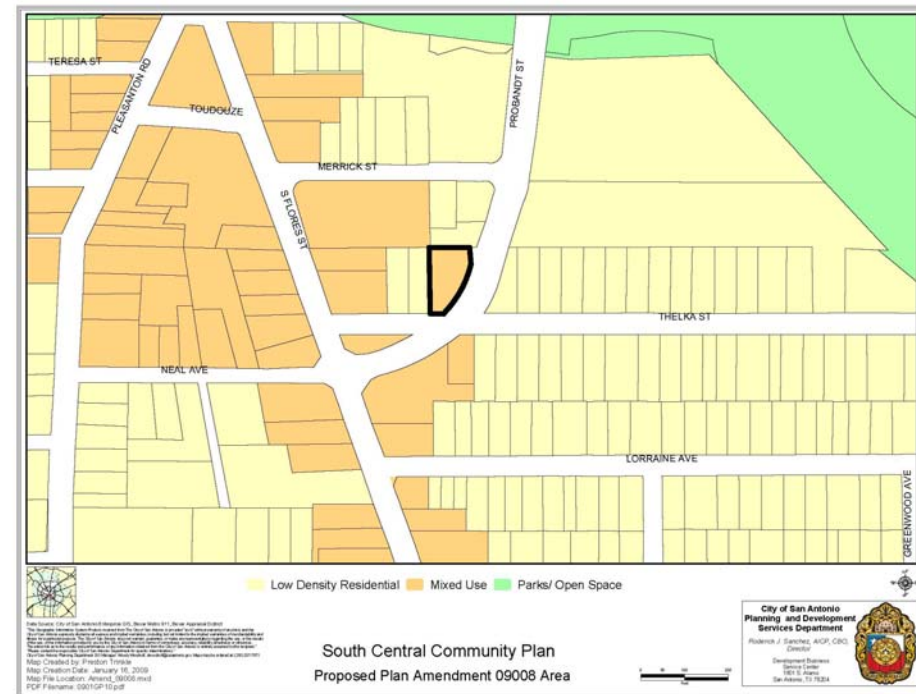
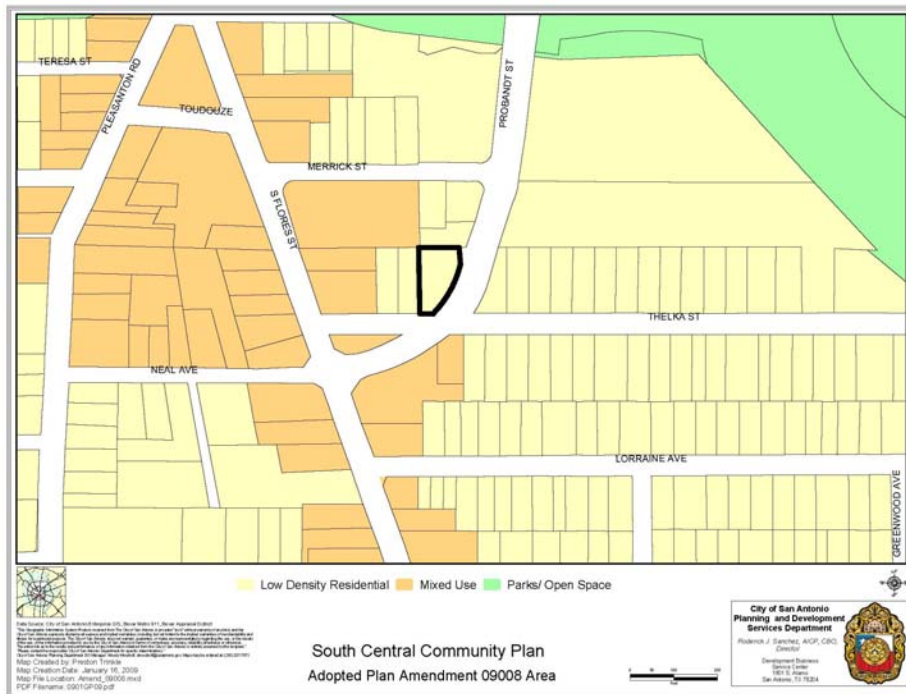
Master Plan Amendment 09008 South Central San Antonio Community Plan

Planning Commission

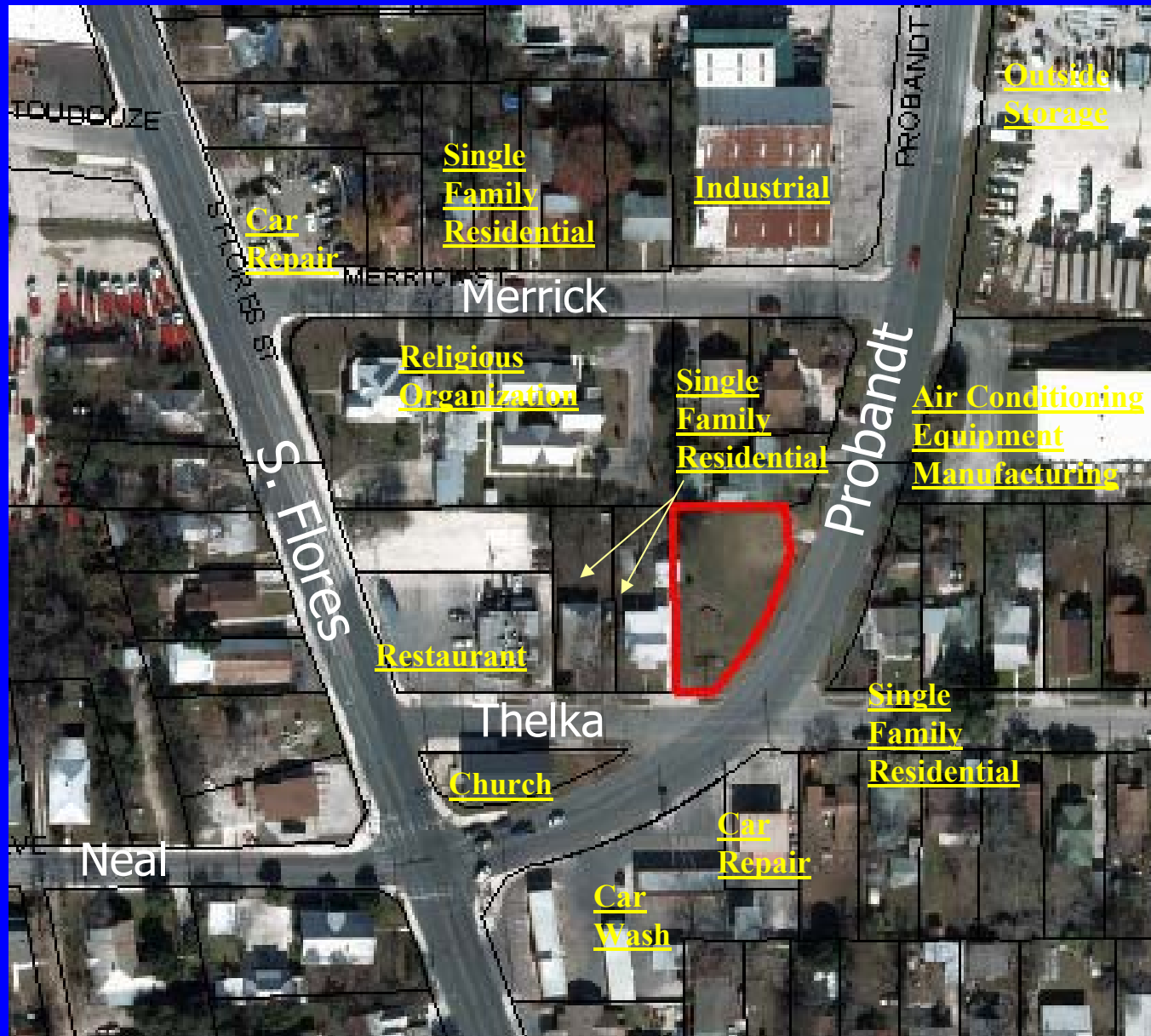
March 11, 2009

Agenda Item No. 16

Amendment 09008



Land Use





**Subject Property
Facing North**



East of Subject Property



**South of Subject
Property**



**West of Subject
Property**

RESOLUTION NO.

RECOMMENDING TO APPROVE/DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.3099-ACRES LOCATED AT 2011 PROBANDT STREET.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on November 10, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on February 25, 2009 and **APPROVED/DENIED** the amendment on March 11, 2009; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT/ INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL/DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th DAY OF March 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department

Plan Update Recommendation

Near Northwest Community Plan Five-Year Review

Council District: 2

City Council Meeting Date: 04/13/09

Summary:

Neighborhood/Community/Perimeter Plan: **Westfort Neighborhood Plan Five-Year Review**

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries:

North: Mulberry

South: E. Josephine

East: N. Pine and Fort Sam Houston

West: Avenue B and Brackenridge Park

Size: Approximately 116 acres

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Westfort Neighborhood Plan Five-Year Review was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004. The Unified Development Code requires a review of all Community and Neighborhood Plans by the Planning Commission, and City Council if warranted, on a five year basis. The Westfort Neighborhood Plan was adopted on September 25, 1997. Staff reviewed the Westfort Neighborhood Plan in 2003 and the Plan was updated on May 14, 2003. Staff has reviewed the Westfort Neighborhood Plan for 2008 and developed a recommendation that no update was warranted due to the low number of rezoning cases and plan amendments that had been processed for the area.

City staff sent a letter to all planning team members and registered neighborhood associations on December 19, 2008 advising them of staff's recommendation. This letter was accompanied by a comment form. Staff received one written comment. Staff met with the Neighborhood Association on January 20, 2009 and follow-up phone calls were made to planning team members confirming that the Planning Team was in agreement with staff's recommendation. Staff has received written approval from the Westfort Alliance Neighborhood Association. A notification letter of the Planning Commission public hearing was sent out on February 26, 2009. There has been no contact as of the time of writing.

Analysis:

Three rezoning cases were applied for in the Westfort Neighborhood Plan. One was withdrawn and two were approved. These uses include:

- One zoning case requesting rezoning from I-1 to O-2 Office District. This case was withdrawn.
- One zoning case requesting rezoning from R-6 to R-6 C with a Conditional use for a Parking Lot. This case was approved
- One zoning case requesting rezoning from MF-33 RIO-1 to PUD MF-25 RIO-1 Planned Unit Development. This case was approved.

**City of San Antonio Planning and Community Development Department
Plan Update Recommendation**

Since 2003, there have been no plan amendments to the Westfort Neighborhood Plan. The low number of amendments indicates that the plan is still a relevant document that addresses the needs and desires of the community.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 11, 2009

☐ Approval

☐ Denial

☐ Resolution Attached

Newspaper Publication Date of Public Hearing: February 20, 2009

No. Notices mailed 10 days prior to Public Hearing: 32

Registered Neighborhood Association(s) Notified: Westfort Alliance Neighborhood Association

Comments: Westfort Alliance concurs with staff recommendation.

Planning Department Staff:

Roderick Sanchez, AICP, CBO, Director

Patrick Howard, AICP, Assistant Director

Nina Nixon-Mendez, AICP, Planning Manager

Case Manager: Sidra Maldonado, Planner

Westfort Neighborhood Plan

Five-Year Review

Planning Commission

March 11, 2009

Agenda Item 18



Unified Development Code

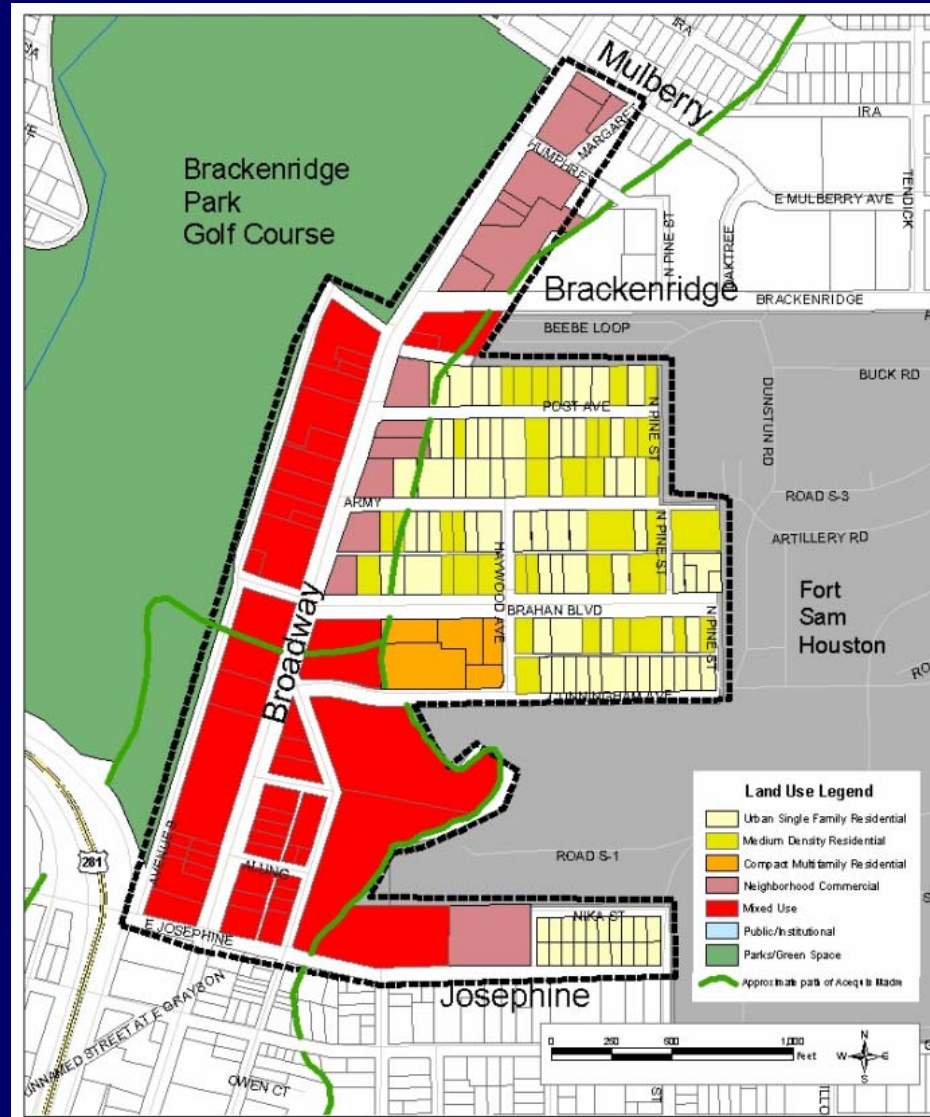
- The UDC requires that neighborhood and community plans be:
 - “... reviewed by the Planning Commission at least once ever five (5) years and if necessary amended by the City Council.”
- The Westfort Neighborhood Plan was adopted in 1997, was updated in 2003 and is due for five-year review.

Staff Analysis - Zoning

Since the 2003 update, there have been 3 rezoning cases in the Westfort Neighborhood Planning Area:

- One zoning case requesting rezoning from I-1 to O-2 Office District. This case was withdrawn.
- One zoning case requesting rezoning from R-6 to R-6 C with a Conditional Use for a Parking Lot. This case was approved.
- One zoning case requesting rezoning from MF-33 RIO-1 to PUD MF-25 RIO-1 Planned Unit Development. This case was approved.

Westfort Neighborhood Plan Land Use



Staff Analysis – Plan Amendments

Since the last update in 2003, there have not been any requests for a Land Use Plan Amendment in the Westfort Neighborhood Planning Area.

Staff Analysis – GMP

Staff reviewed the Fort Sam Houston Growth Management Plan, and the neighborhood plan is consistent with the GMP goals.

GMP identified a mixed use node at the former Playland Park .

Currently this is owned by ACCD.

Community Input

- On December 19, 2008, staff sent a letter to the Westfort Alliance Neighborhood Association and planning team advising them of staff's recommendation.
- On January 20, 2009, staff met with the Neighborhood Association to present the recommendation.
- On February 23, 2009, staff received written confirmation from the Westfort Alliance Neighborhood Association supporting the recommendation.

Staff Recommendation

Staff recommends approval of a resolution acknowledging that the Westfort Neighborhood Plan has been reviewed by the Planning Commission and does not require an update.

A RESOLUTION -

THAT AN UPDATE TO THE WESTFORT NEIGHBORHOOD PLAN IS NOT WARRANTED AT THIS TIME, IN ACCORDANCE WITH STAFF'S ANALYSIS AND RECOMMENDATION.

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, City Council approved the Westfort Neighborhood Plan as an addendum to the Master Plan on September 25, 1997 and was last updated on May 14, 2003 is therefore due for its required five-year review; and

WHEREAS, the City of San Antonio Planning and Development Services Department Staff has analyzed the Westfort Neighborhood Plan and determined that an update of the Plan is not warranted at this time; and

WHEREAS, the San Antonio Planning Commission has reviewed staff analysis of the Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

That, in accordance with staff's analysis and recommendation, an update to the Westfort Neighborhood Plan is not warranted at this time.

PASSED AND APPROVED ON THIS DAY 11th OF March 2009.

Approved:

Cecilia Garcia, Chairperson
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING MEMBERS TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE.

* * * * *

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO:**

Section 1. Frank Janicek is appointed to the Planning Commission Technical Advisory Committee as a Community at Large member (waiving prohibition against the active professional membership categories) with a term to expire April 27, 2010.

PASSED AND APPROVED THIS 11th DAY OF March, 2009.

APPROVED:

Cecilia Garcia
Chairman

ATTEST: _____
Executive Secretary

P/C AGENDA FOR March 11, 2009

Item Number	Plat Name	Company	Owner Information
5A/6	Anaqua Ranch, Unit 1-B PUD	Anaqua Springs Ranch, Inc.	Thomas E. Dreiss
5B/7	McCombs Toyota @ 35	McCombs Family, LTD	Bob Pompa
5C/8	Hess Market Center	Unico Enterprises, L.P.	Luis Hess
5D/9	Westover Hills, Unit 39	Westover RTF2, L.P.	Joseph R. Cavagnaro, Jr.
10	Cresta Bella, Unit 6A Enclave	242 Cresta Bella, LTD	Shaul Baruch
11	St. Antohony Catholic School	St Anthony Catholic School	Dr. John Kennedy
14	Babcock Woodland Unit 1 PUD	Babcock Road, 165, LTD	Arthur Zuniga